

LAMBERT'S

SUBURBAN ARCHITECTURE



By Wm A. LAMBERT, ARCHITECT.

114 NASSAU ST. NEW YORK.

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LAMBERT'S SUBURBAN . . . ARCHITECTURE:

CONTAINING

Exterior and Interior Views, Plans and Full Descriptions of Suburban Cottages, Etc.,

WHICH HAVE BEEN ERECTED IN THE SUBURBS SURROUNDING NEW YORK.

DESIGNED, ARRANGED AND PUBLISHED

BY

WM. A. LAMBERT,

ARCHITECT,

No. 114 Nassau Street, New York.

1894.

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WM. A. LAMBERT,
1894.

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Introduction.

CITIES, the world over, have to a certain extent similar architectural characteristics, but away from the busy town, unhampered by urban restrictions, individuality in architecture asserts itself.

In no country is this fact more patent than in our own; and in no section of the country is the truth of this statement better illustrated than in the numerous towns immediately surrounding New York.

Within a circle of fifty miles of the metropolis there dwells a population fully equal in numbers to that within its borders, and with the increased facilities of transit, thousands of New York business men have settled in these pleasant towns, where, after the turmoil of the day, they can enjoy the purer air and more pleasant surroundings of country life.

But these reasons alone have not caused these busy men to seek homes beyond the city; but rather the fact that they know that in these very suburban towns they can, for a comparatively small cost, erect a home, upon which they can, to a great extent, stamp their own individuality.

Architecture is apt to be considered as a formal art, too much hampered by precedent; but however much this may be true in regard to architecture in general, it certainly cannot be honestly charged to the suburban work which is being produced by American architects of to-day.

Previous to our own time homes capable of being constructed at a moderate cost made little or no claim to architectural pretensions; but with the recognition of the value of timber in all its forms as a building material, suitable for exterior as well as for interior construction, modest homes have been erected, which, both for artistic

effect as well as for comfort and convenience, have never been excelled in any previous time or country.

New conditions were forced upon the architect, and from these conditions he has evolved the one really original product of modern architecture—the American suburban home.

The designers of these homes have cast all architectural precedent to the winds; and, finding nothing in the past of a similar character to which they could turn for inspiration, have returned to first principles, namely, convenience and natural use of materials, and the result is one in which truth and beauty assert themselves in combining to produce a structure which strives to be, and is in the fullest sense of the term, a home.

In order to illustrate the results which may be obtained under these conditions, the writer has embodied in this volume a collection of sketches of dwellings actually constructed in towns adjacent to New York during several years of active practice, and offers them to the public in the hope that they may serve as suggestions to prospective builders of suburban homes.

These sketches are not, however, intended to present anything more than a mere idea upon which the construction of a future home might be based, and it is hoped that they may serve as a nucleus, about which may be evolved a scheme suitable to the environment and the special conditions of the case in point.

These main ideas having been determined upon and the lot selected, the architect can proceed to make preliminary sketches, which having finally been altered until they are thoroughly satisfactory to the client, these can then act as

a basis for working drawings, properly figured and drawn to such a scale as to be used in the actual construction of the building. Together with the preparation of these working drawings, proper specifications should be completed, which should describe, in detail, the materials and work to be performed, so that the necessary estimates can be obtained before proceeding with the work, and proper contracts entered into between the owner and the contractors.

As the construction of the building progresses, the contractors are furnished by the architect with full size detail drawings of the cornices, columns, stairs, and all portions of the work which may require special explanation; and the architect should also visit the work from time to time, in order that he may ascertain that the ideas which he has put upon paper, and which have been approved by the client, are not being misconstrued, and that the owner is receiving the materials and workmanship to which he is entitled under the contract.

The architect's position toward his client should be one of perfect confidence, he agreeing, for his commission, to furnish the client with the fullest *use* of all drawings which he may produce for his special purposes, and to act in all cases as the confidential agent of the owner in all matters relating to the construction of the building.

The cost of each of the buildings embodied herein has been purposely omitted, for the reason that location, accessibility for securing building materials, and the varying prices of labor and materials, make it impossible that such a figure should be of positive practical value.

These buildings, however, have, with few exceptions, been constructed in the suburbs surrounding New York; and, upon application, the writer will be pleased to furnish to prospective clients accurate data as to cost, interior finish, and other details.

The writer would request, however, that in making such applications the fullest information should be furnished as to location, accessibility, surroundings, and any known local conditions which may affect prices, in order that the information furnished in reply may be of practical value in determining upon the design selected.

A well proportioned, well designed, building is as easy and as cheap to construct as are the flimsy, "jig saw" affairs which unfortunately mar our suburbs, and which represent neither economy, comfort, nor art. A well designed and well constructed building has the appearance of being much costlier than it really is, whereas a building of the opposite character will indicate the reverse, and bear the stamp of *cheapness* and poor finish in every part. Cheapness under such conditions is certainly not advisable.

The writer would be pleased to secure for prospective clients permission to visit any of the buildings constructed from the designs embodied herein, from which a thorough and practical knowledge would be obtained of the interior arrangements and finish. And should any changes be required in order to meet special conditions, they would, no doubt, be more apparent to the average layman in the structure itself than upon the drawings, however explicit they may be to the practical eye.

Designs for buildings other than dwellings have also been included in this work, which, it is hoped, may prove of value in the same manner to prospective builders. The exterior views of these designs are, however, shown alone, through lack of space; but the writer has upon file in his office all the other drawings and data in connection with same, which he would be pleased to place before any interested parties.

In addition to the designs shown in this book the writer has in his office scores of others, which have been erected in the suburbs of New York and different parts of the country, which he would be pleased to submit to prospective builders.

How to Have a House Built.

The following sensible advice is from a contractor writing in the *Sanitary News*, who knows what he is talking about :

"If you intend to build a house, you should take care that you do not get sold. Perhaps a few pointers from me may save you a heap of trouble and considerable money. One of the first things you will do is to engage an architect, who will draw the plans and specify the size and shape to a nail of everything that is to enter into the construction of the house. He specifies the kind of shingles for the roof, the kind of hair for the plastering, the kind of flooring, the size and style of the piping—everything, in fact, so that all an honest contractor has to do is to follow the specifications and avoid trouble for himself and for you. Unfortunately contractors are not all honest, and the way some of them will try to 'skin' on a job is a caution. The piping is apt to be the most dishonest part of the job. Your specifications call for a certain sized pipe, through which water can flow and through which solids of considerable size can find egress. Your dishonest contractor puts into your house a pipe as small as the stem of a pipe, so that even water would have a hard time to get through it.

"Now, if this is done with piping, what may not be done with paint? Your specifications say that the paint shall be made of certain definite ingredients. Can you tell from a glance, or even a minute examination of the mixture, whether it has the proper proportions of lead, turpentine, shellac, etc.? Of course not. How about the mortar? Are you up on mortar? No, indeed! your business is not in that line. Perhaps your knowledge of the various kinds of woods is not unlimited; again you are at the mercy of the dishonest contractor. Remember, he is after money; he will get it if it is around. Perhaps you can tell one grade of nails from another, and perhaps you cannot; perhaps you have time to watch the contractor and his men all the time they are at work for you, and perhaps you have not; perhaps you would like to see the piping that has been put into your house, as somebody has told you to beware of plumbers and plumbing. Bless your innocent heart, the floors are nailed down over the piping so quick that you never get a chance to see the pipes; and the contractor expects that you shall thank him for his haste in getting your house together.

"How can you avoid this? Quite easily. For instance, employ the architect to supervise the building of your

house. Of course he will charge for this, but he will save you treble what you pay him. What can he do? Why, he will drop into the house some day, and if he suspects that the piping has been hurried through, he just takes a crow-bar and raises the flooring. If the piping is not what the specifications call for, he raises Cain with the contractor, who is obliged to do the job over again, and properly. Thus some architects become terrors to some contractors. Unless you have the most absolute confidence in your contractor, it will be necessary for you to have somebody follow closely every part of the work."

Improve Your Property.

Whoever owns a town lot is apt to be looking forward to the time when he will erect upon it a dwelling, and at first blush he thinks he will be satisfied with a house of extremely moderate cost. This might be the correct thing to do if only his present monetary affairs were to govern, but there are other considerations which should not be overlooked. Perhaps the property is your chief possession, and you may have reason while you live to wish its value were increased. You may need to rent or sell it; or your children who come after you may be obliged to do so. Which do you think will most increase the value of the property—a poorly built, cheap house, or a substantial, attractive and comfortable one? Which will sell the easiest? Which will rent for the most? Which tend to raise the value of property in a community—good and tasteful dwellings, or flimsy and common-looking concerns? We say to every lot owner: When you set about the improvement of your property, do your level best to put up a good building, for when completed it is there to stay and will give you satisfaction. A first class house is almost like a deposit of gold in a sound bank. You can always sell it or rent it at the highest market price. Everybody wants to live in a good house; nobody desires a poor one.—*Scientific American*.

SOME men are the architects of their own fortune; others only carry the hod to theirs.

Plans, descriptions and interior view of cottage on cover are shown on page 89.

TESTIMONIALS.

AIRDRIE COTTAGE.

Grand View on Hudson, May 12, 1894.

MR. WM. A. LAMBERT:

Dear Sir:

I wish to say that my new house is very satisfactory. Its design is much admired, being entirely different to the surrounding property, while the interior arrangements, we think, could not well be improved upon for comfort and convenience.

(COPY.) Very truly yours, C. H. GORDON.

Nutley, N. J., May 11, 1894.

MR. W. A. LAMBERT:

Dear Sir:

I take pleasure in recommending your work as an architect to any one requiring the same, as you gave us entire satisfaction as regards plans and specifications, supervision and cost.

Hoping you will have continued success, I remain
(COPY.) Yours respectfully, B. N. MARSH.

"THE MAIL AND EXPRESS."

The Leading Evening Paper,

Broadway and St. Paul's Churchyard.

New York, May 10, 1894.

MR. WM. A. LAMBERT,

114 Nassau Street, New York City:

My Dear Sir:

I wish to express our thanks to you for the completeness of the plans and specifications, the artistic design and the reasonable cost of our pretty little home on Hillside Avenue, Nutley, New Jersey.

(COPY.) Very truly yours, J. H. DAVIS.

FIRST NATIONAL BANK.

Paterson, N. J., March 23, 1894.

MR. W. A. LAMBERT:

Dear Sir:

I wish to thank you for your careful attention to the building of my house. The work done has been very satisfactory indeed, and within the estimate made by you. By the way, the builder tells me that your plans and specifications were models of accuracy, and as for the design, my friends tell me my house is the finest, of its size, in town. So I congratulate you, as well as myself, upon the satisfactory outcome of the venture.

Wishing you all success, I remain

Yours very truly, A. H. DEY.

Residence, 544 East Twenty-seventh Street,

(COPY.) Paterson, N. J.

BANK OF NEW AMSTERDAM,

Broadway, cor. Fortieth Street.

New York, May 10, 1894.

W. A. LAMBERT, Esq.:

Dear Sir:

Beauty, style and originality of design.

Completeness of details.

Practical economy in utilizing space and material.

These points of excellence in an architect you possess, as evidenced in the buildings erected under your care.

The result is desirable, comfortable homes, or salable houses.

(COPY.) Very truly, R. R. MOORE.

The originals of these and scores of other references are on file at my office, and will be placed before any interested parties.

THE HENRY C. DE MILLE PREPARATORY SCHOOL.

"Pamlico," Pompton, N. J., May 16, 1894.

MY DEAR MR. LAMBERT:

I write to thank you for the beautiful result consequent upon your perfect plans and specifications.

My three buildings will always, I know, be an unanswerable recommendation to any people wise enough to ask you to come to their aid. I wish you every success in the future, and beg you to accept my thanks and hearty approval for all your good work in the past, especially that done for

(COPY.) Your sincere admirer, Mrs. H. C. DE MILLE.

OFFICE OF F. W. DEVOE & Co.

Fulton Street, N. Y., April 10, 1894.

MR. WM. A. LAMBERT,

114 Nassau Street, City:

Dear Sir:

I take great pleasure in stating that the house which you designed for me has proved thoroughly satisfactory. Your plans, etc., were accurate and complete, and the design elicits most favorable comment. The total cost was within your approximate estimate, and the construction thorough under your careful supervision. It will always be a pleasure to recommend your services to any one who contemplates building.

(COPY.) Yours very truly, J. E. CRONHAM, JR.,
Nutley, Essex County, N. J.

New York, May 8, 1894.

MR. WM. A. LAMBERT:

Dear Sir:

The cottage which I had built at Great Notch, N. J., from your designs has given me great satisfaction; and the builder also being much pleased to work from plans so accurate in every detail.

Having lived in it now nearly a year, I can say that it is all that I can desire.

I have heard any number of comments on it—all saying that it is the most artistic house on our hill as yet. I remain

(COPY.) Yours truly, ARTHUR H. MURRAY,
58 Ann Street, New York.

CHAS. H. BISHOP,

Manufacturing Stationer,

60 Liberty Street.

New York, Oct. 1, 1892.

W. A. LAMBERT, Esq., Architect,

114 Nassau Street, New York:

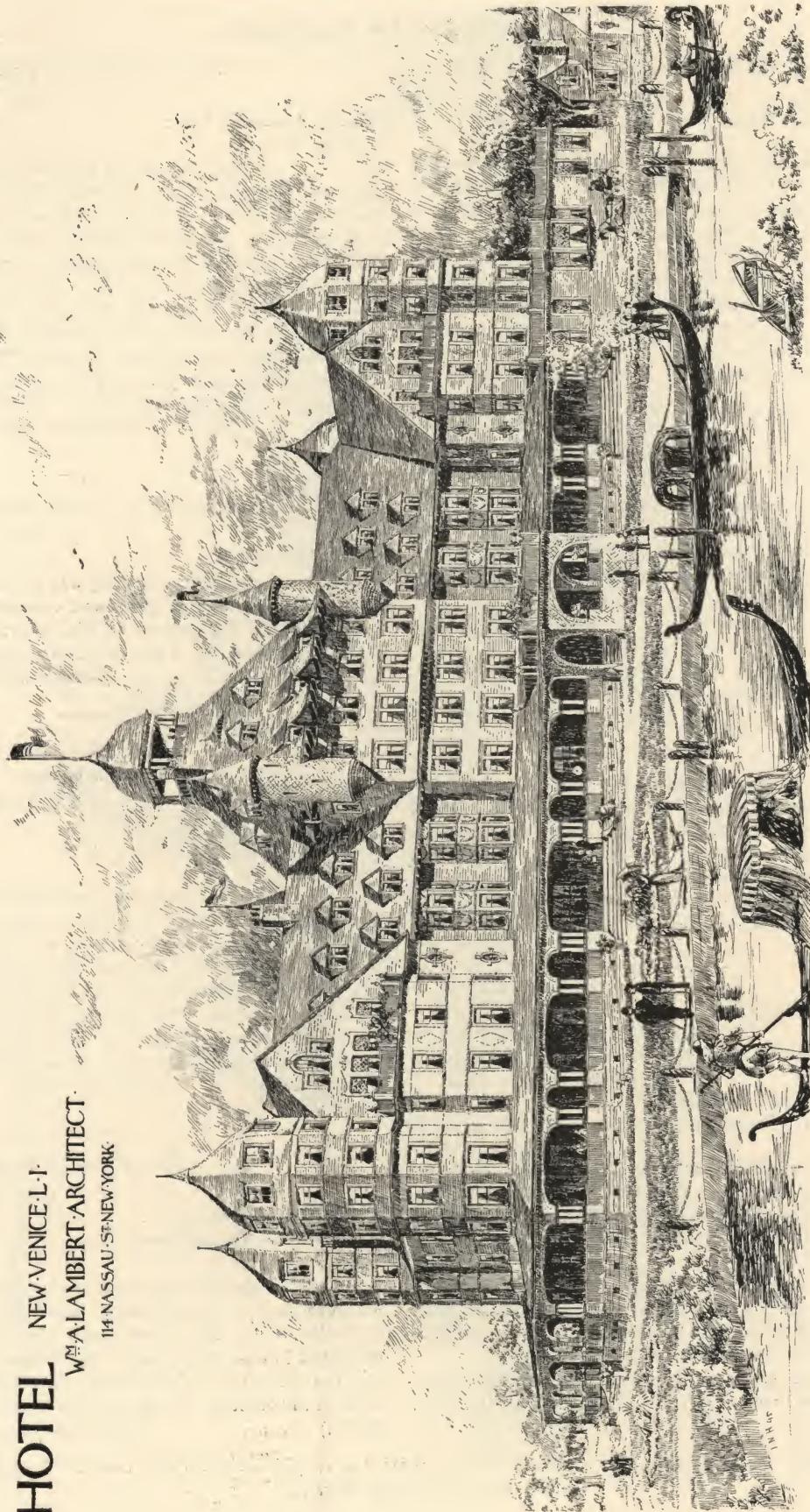
My Dear Sir:

My house is finished, and my family have taken possession with unalloyed pleasure. After viewing it all through I cannot restrain the pleasure to thank you for the artistic manner in which every promised detail is carried out, and especially so as the cost did not exceed your original estimate.

This commendable feature, that so unfrequently occurs in building, I have no doubt was owing to the correctness of your plans and specifications, and your watchful care during construction, and I beg to offer the suggestion that such supervision over buildings under your care as architect must accord to you a well deserved professional success.

I am very truly yours, CHAS. H. BISHOP.
(COPY.) Residence, Westfield, N. J.

HOTEL NEW VENICE · L. I.
W. A. LAMBERT ARCHITECT ·
114 NASSAU ST. NEW YORK



Design No. 457.

(COPYRIGHTED.)

TESTIMONIALS—Continued.

2084 Third Avenue, New York, Dec. 8, 1893.

MR. WM. A. LAMBERT,

114 Nassau Street, City:

Dear Sir:

I take this opportunity of expressing my satisfaction with my house, of which you are the architect. It is much admired for its great utility of space, not a foot of waste room in it, and the artistic exterior appearance, which is quite unusual in houses of so low cost. The interior is cozy, homelike and compact as a house possibly could be. Your drawings and specifications were perfect, supervision thorough, and the cost was less than you estimated. To those who may be interested I cannot recommend your services too highly.

(COPY.) Yours very truly, WALTER H. SMITH.

DR. DAVID ST. JOHN.

Hackensack, N. J., June 1, 1894.

WM. A. LAMBERT, Esq.:

Dear Sir:

We are much pleased with our new residence. It is admirably adapted to our requirements; well arranged, thoroughly built; neat, tasteful and original in design.

Your services were satisfactory. Cheerfully recommending you to all who contemplate building, I remain

(COPY.) Yours sincerely, DAVID ST. JOHN.

AMERICAN BANK NOTE CO.,
86 Trinity Place.

New York, May 8, 1894.

MR. W. A. LAMBERT:

Dear Sir:

I take great pleasure in saying that the plans and specifications you made for my residence at Great Notch, N. J., have given the greatest satisfaction. The builder I employed said they were among the best and clearest he ever worked from.

It will always afford me satisfaction to recommend you to any friend of mine about to build as a thoroughly reliable and competent architect. Yours very truly, P. L. BUCHANAN.

J. Shepherd Clark,
*Prest. & Genl. Manager.*Editorial Rooms
"EL COMERCIO,"Burnet L. Clark,
*V. Prest. & Western Manager.*J. SHEPHERD CLARK CO.,
126 Liberty Street.

New York, May 18, 1894.

WILLIAM A. LAMBERT, Esq., Architect,

114 Nassau Street, City:

Dear Sir:

I wish to express my entire satisfaction with the house just erected for me at Armour Villa Park in accordance with drawings, plans and specifications prepared by you. It is artistic in design, with a well arranged interior, both for convenience and appearance.

Your drawings and specifications both seem to have been accurate and complete, and I am particularly well pleased with your careful supervision of construction during my three months' absence, being fair alike to the builder and myself.

If at any time I can serve you I shall be pleased to commend your work. Yours very truly, BURNET L. CLARK.

(COPY.)

NATIONAL WATERPROOF FIBRE CO.

New York, May 8, 1894.

WM. A. LAMBERT, Esq.:

Dear Sir:

In reply to yours of 5th inst. would say that the cottage you designed for me at Forest Hill, N. J., has given great satisfaction in every way. So much so that several visitors have said that they will have cottages built in a similar style. The building is planned for the greatest convenience with the least possible expense, and is at the same time designed in a very artistic manner. There was no delay in building, as the plans and specifications were in all cases thoroughly accurate, and the contracts made were within the estimates as furnished by you, and carried out under your careful supervision in good workmanlike manner. Yours very truly, HENRY DERBY.

Residence, 786 Highland Avenue,

Forest Hill, N. J.

(COPY.)

THE GRANITE STATE PROVIDENT ASSOCIATION.

Brooklyn, May 28, 1894.

DEAR MR. LAMBERT:

I will most cheerfully add my testimonial to others as to the reliability of your plans and estimates. The work which you did for me was entirely satisfactory and your estimates substantially correct. I am very truly yours, H. GRATAN.

(COPY.)

(Cottage at Flatbush, Long Island.)

MILLS BUILDING,
35 Wall Street.

New York City, Jan. 8, 1894.

MR. WM. A. LAMBERT,

114 Nassau Street, City:

Dear Sir:

My most sanguine expectation is more than realized in the completion of my residence after your design. The exterior is very attractive and excites the most favorable comment, while the interior is very convenient and well arranged. Your plans were complete and accurate in every detail and embodied many modern ideas. The cost varied but little from your approximate estimate. I heartily recommend you to all who contemplate building, and wish you even greater success in the future than in the past. Yours very truly, C. E. ECKERSON.

(COPY.)

CORN EXCHANGE BANK.

New York, May 8, 1894.

MR. WM. A. LAMBERT,

114 Nassau Street, City:

Dear Sir:

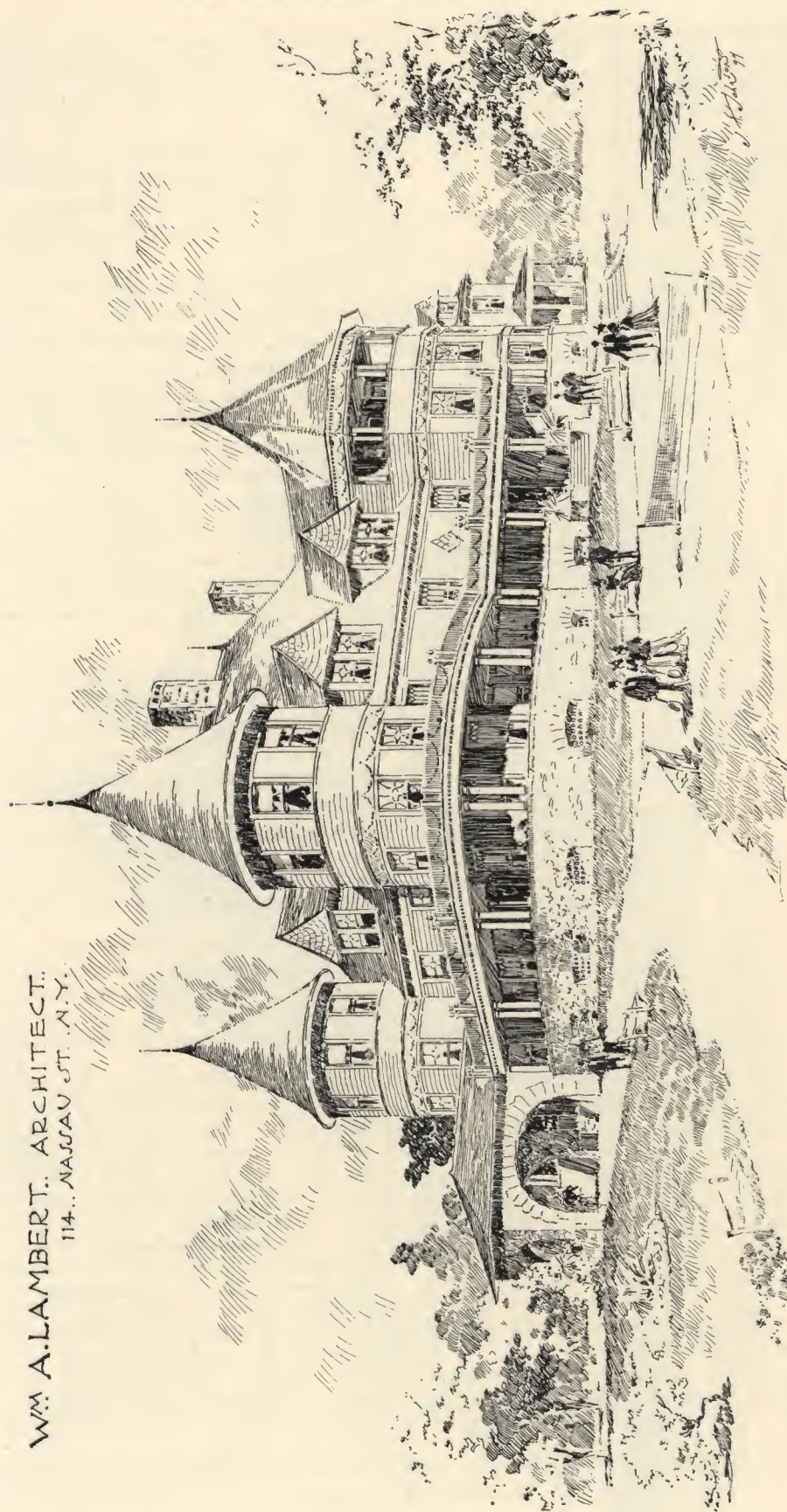
I take this opportunity of expressing my satisfaction with the plans and specifications which you drew for my residence in Nutley, N. J. My friends have all praised the artistic taste displayed in the design, and I can further add that your estimates and the supervision of the construction were as carefully attended to as in the erection of a \$100,000.00 house in the city,

(COPY.)

Yours sincerely, J. J. MALMAR.

The originals of these and scores of other references are on file at my office, and will be placed before any interested parties.

WM. A. LAMBERT, ARCHITECT.
114... NASSAU ST. N.Y.



(COPYRIGHTED.)

A Proposed Casino on Long Island.

Design No. 460.

TESTIMONIALS—Continued.

CAMPBELL & MOORE,
Attorneys and Counselors at Law,
132 Nassau Street.

New York, May 7, 1894.

MR. WILLIAM A. LAMBERT,

114 Nassau Street, City:

Dear Sir:

I desire to testify to the satisfaction that your services have given me in my buildings.

In each case the estimate of cost has been reliable and the supervision careful. The plans and specifications have also proved complete, and the result equal to expectations, which, of course, means satisfaction.

Hoping that your success in the future may even surpass that in the past, I remain

(COPY.) Yours very truly, KNEELAND MOORE.

—
"SUNNY BRAE."

Hackensack, N. J., May 7, 1894.

MR. WM. A. LAMBERT:

Dear Sir:

I take great pleasure in stating that my house suits us perfectly, and that your plans and specifications were all that could be desired. You have utilized every inch of space, given us plenty of closet room, and every part well lighted from garret to cellar. I found your estimate of cost reliable, supervision thorough and design artistic.

(COPY.) I am yours very truly, JNO. DUNLOP.

—
Avondale, N. J., May 8, 1894.

MR. W. A. LAMBERT:

Dear Sir:

I will testify that your plans and specifications are accurate and complete. Estimates of cost reliable. Designs artistic. I am perfectly satisfied with the work you did for me in my two houses.

(COPY.) Yours respectfully, E. A. FAITH.

—
Avondale, N. J., May 9, 1894.

MR. W. A. LAMBERT,

114 Nassau Street, City:

Dear Sir:

We are very much pleased with our house, for which you drew the plans and superintended the work.

Your plans were accurate and complete, and your estimate of the probable cost very near to the actual figure.

(COPY.) Yours very truly, S. N. LIPPINCOTT.

—
OFFICE OF DR. S. KOHN,

805 Madison Avenue, New York, July 12, 1894.

My house at Arverne-by-the-Sea, the plans and specifications for which were drawn, and the building of which was supervised by Mr. WM. A. LAMBERT, fully meets with every requirement.

It is architecturally beautiful, and is so arranged as to be practically a perfect house for summer residence.

Although surrounded by very beautiful and costly cottages, it has received the highest praise and admiration from my neighbors.

DR. S. KOHN.

Design No. 193 represents a cottage of R. H. Stearns, Esq., at Arverne-by-the-Sea, Long Island, New York. It is situated on the Boulevard, overlooking the Atlantic Ocean.

The exterior attractions of this building are spacious verandas, balconies, bays and dormers, and the graceful bell shaped balcony tower is a feature very much admired, as well as the arched porte-cochère and semicircular veranda.

The exterior is all shingled with white cedar shingles, left natural to weather silver gray. The trimmings are painted ivory white, with bottle green blinds, which make a very pretty combination.

The main hall and staircase are special features of the interior. The hall and vestibule are finished throughout in ash. The former is provided with a large open fireplace, with tiled hearth and facings and a large Colonial mantel. The staircase is very handsome, of special design of twisted balusters and fluted newels, with a neat seat in bay on platform, containing delicately tinted art-glass windows. On each side of vestibule is a cozy nook, fitted with seat and fretwork grilles, and lighted by oval art-glass windows.

The parlor is unique, being oval in shape and elegantly trimmed with old Colonial casings, finished in white and gold, the alcove being set off by artistic fretwork grille and portières. The billiard room and dining room are finished in whitewood, and connected with hall by portière openings fitted with pretty grilles.

A large bay adds to the spaciousness of each; the dining room will receive a cozy effect from the open fireplace, with tile hearth and facings, and large Colonial mantel. All main rooms are floored with ash and hard pine, with borders.

The kitchen and butler's pantry are wainscoted and trimmed in whitewood. The latter separates the kitchen from dining room, and is fitted complete with dressers, drawers and closet, and a pantry sink. The kitchen is provided with all necessary fixtures and appliances, including range, sink, etc.

There are five good sized bedrooms on the second floor, with bays and ample closets. The one over dining room is provided with open fireplace and neat mantel, with grate.

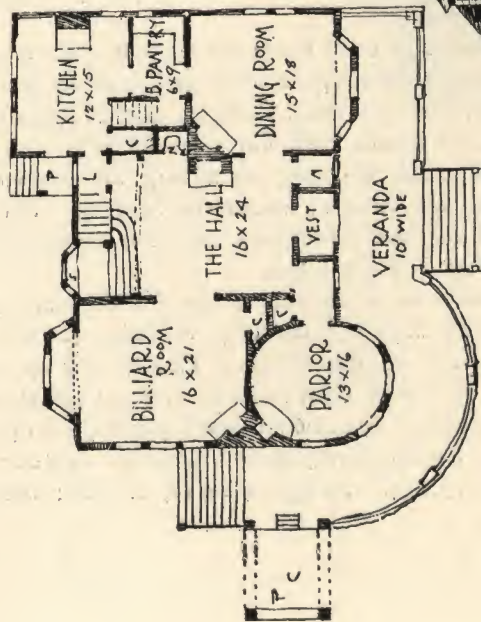
A private staircase connects the kitchen and second story hall. An open staircase runs to attic, where there are finished four ample sized bedrooms, with closets and store-room. The bathroom is wainscoted and fitted up with best nickelplated exposed plumbing.

There is a cemented cellar containing laundry, servant's water closet, cold cellar, winerom, heater room, etc. The building is heated throughout by a hot-air furnace, and it is lighted by electricity and gas, with chandeliers and other fixtures of rich and artistic design.

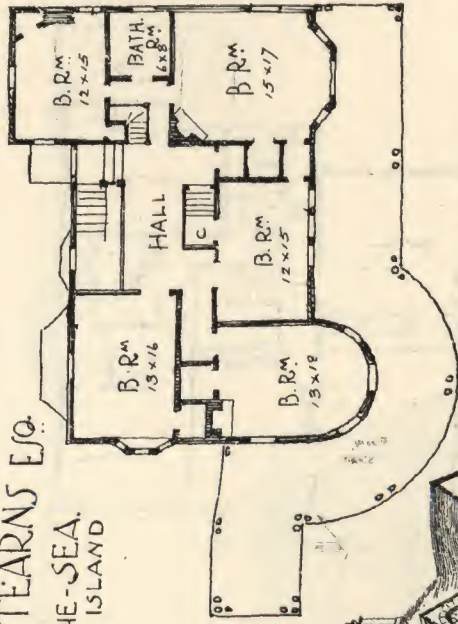
The outside measurements of the building are about 40 x 50 ft., not including bays or veranda; veranda and size of rooms as shown on plans.

The originals of these and scores of other references are on file at my office, and will be placed before any interested parties.

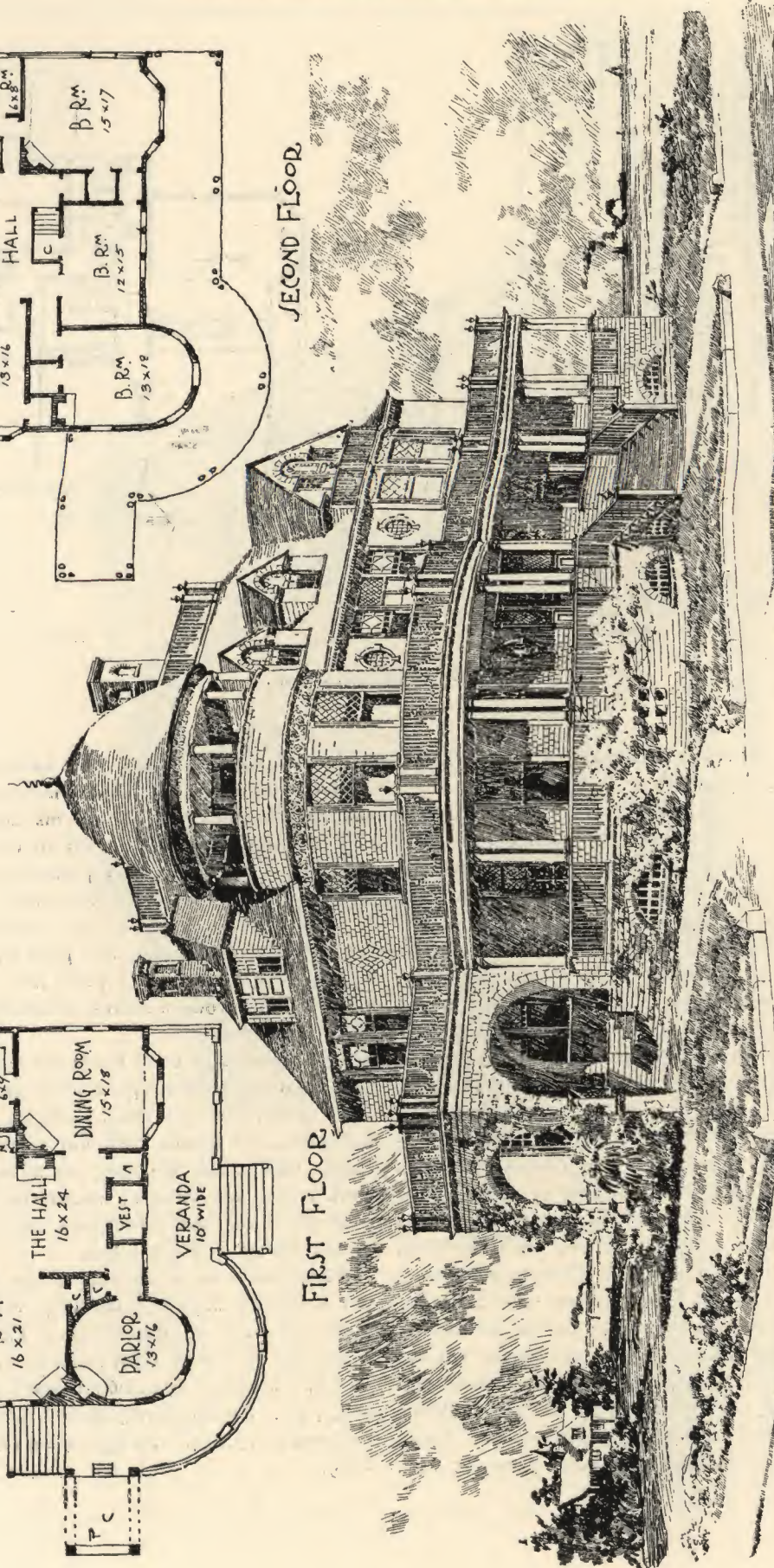
HOUSE FOR RICHARD H. STEARNS ESQ.
ARVERNE - BY-THE-SEA,
LONG ISLAND



FIRST FLOOR



SECOND FLOOR



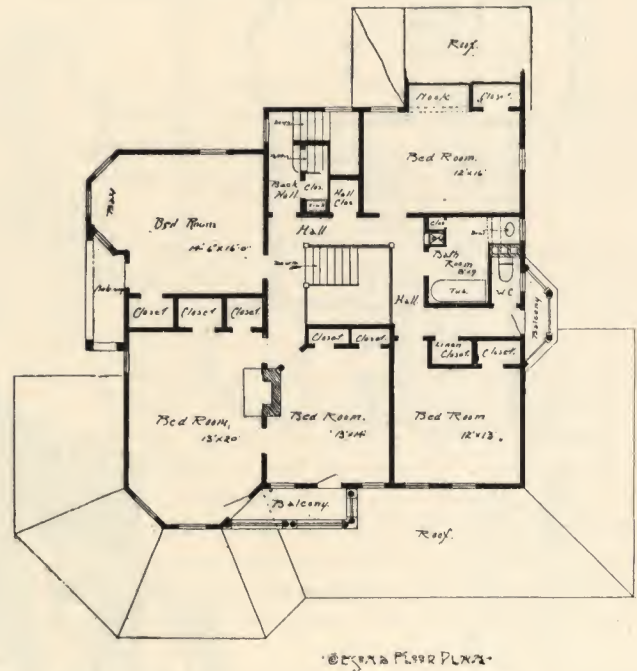
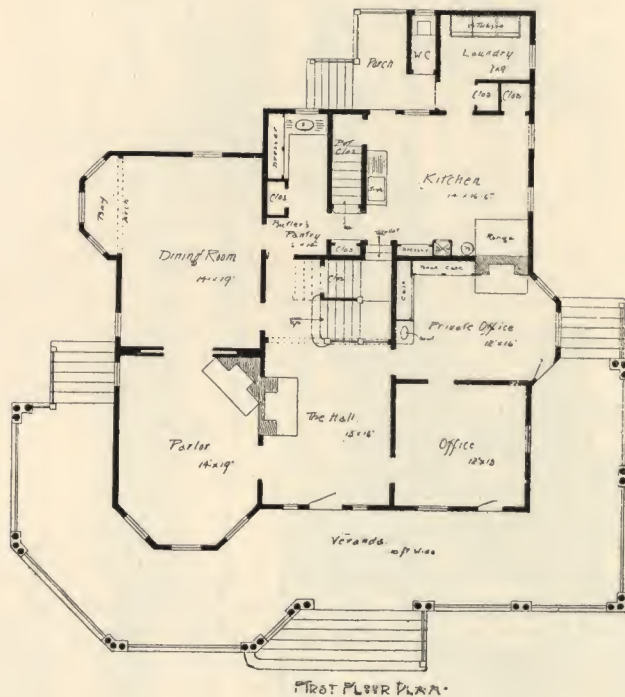
— J. M. H. — ENGRAVED BY —
NEW YORK, N.Y.

W^M A. LAMBERT, ARCHITECT
114 NASSAU ST., N.Y.

Cottage of Mr. R. H. Stearns, Arverne, Long Island.

Design No. 193.

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PLANS OF DESIGN NO. 393.

Design No. 393.—Summer residence of Dr. S. Kohn, Arverne-by-the-Sea, Long Island.

The design is semi-colonial in style, combining a picturesque exterior and a convenient interior. The most striking feature of the design is the abundance of veranda room and the numerous balconies. These are especially desirable for a seaside cottage, where the people spend most of their time outdoors. The simplicity of the design throughout gives the appearance of strength and solidity, quite unusual in seaside houses. The entire building is shingled with white cedar shingles, left to weather silver gray. The trimmings are painted ivory white, and blinds dark green. The vestibule and main hall are trimmed with ash, the hall containing a large open fireplace and cabinet mantel, and an artistic staircase. Hall is lighted by art-stained glass windows. The parlor and dining room each have large bay windows, and are connected by sliding doors, and are trimmed in California redwood. Parlor has a fireplace, with tiled hearth and facings and an ornamental mantel. The offices are trimmed in California redwood and fitted up in a neat manner. The private office has a bay window, an open fireplace and mantel, washbowl, bookcases, etc. The kitchen and butler's pantry are wainscoted and trimmed in North Carolina pine, and are fitted complete with dressers, closets, sinks, etc. The laundry in rear of kitchen is fitted with set of three stone tubs and large closet. There is also a servant's water closet and large porch at rear.

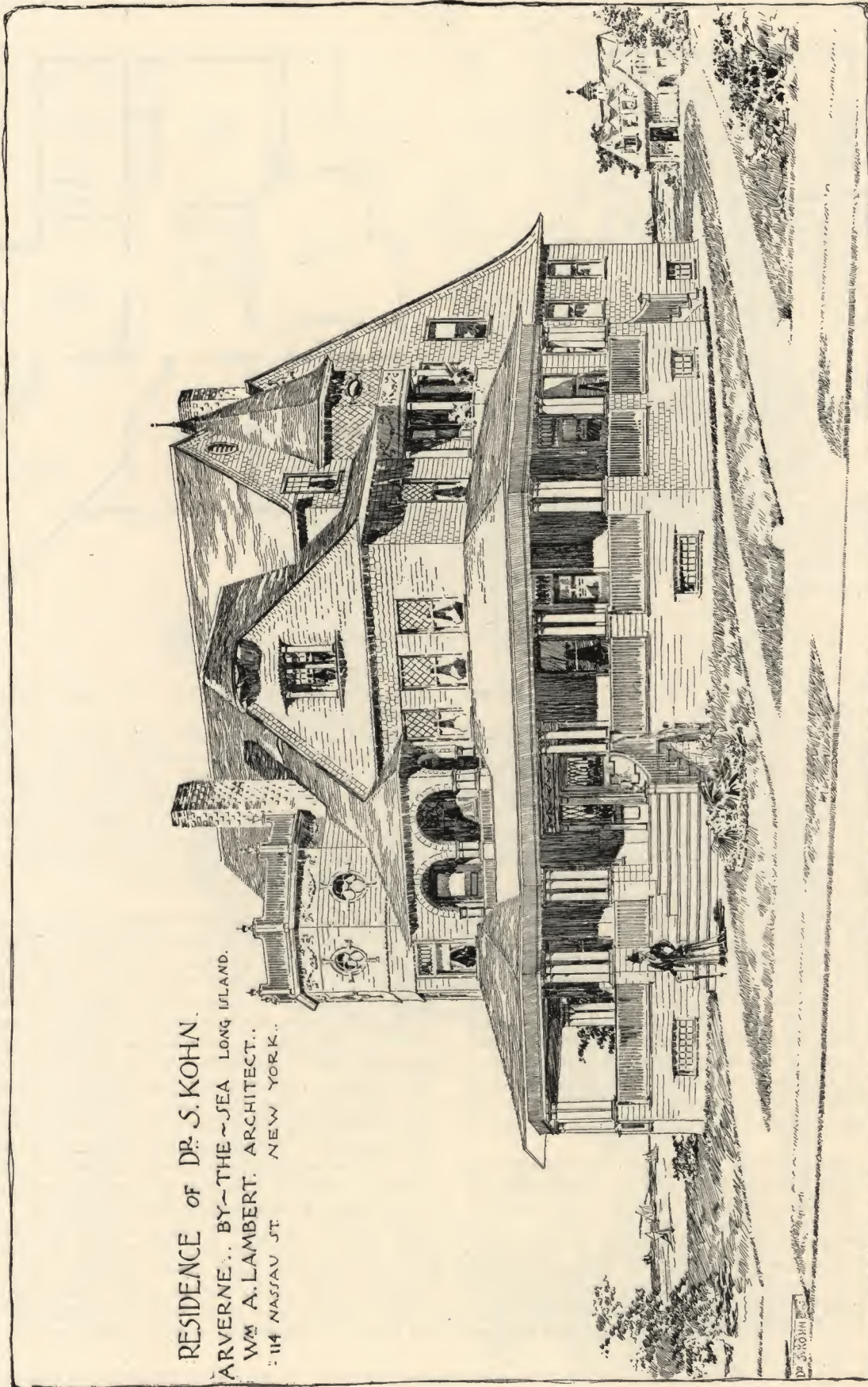
Second story contains five bedrooms, bathroom, and twelve closets. Main bedroom has open fireplace and mantel, and three of the bedrooms have balconies.

The bathroom is wainscoted in tile, and furnished with the best sanitary exposed plumbing, including tubs and washbasin, with separate water closet.

The third floor in this house is almost as commodious as the second, there being five good-sized bedrooms. The ceilings are high, with a good air space over them, and there are numerous windows, affording plenty of light and good ventilation.

The second and third floors are reached by private staircase from kitchen through a back hall, separate from main hall. The building is fitted with gas, electric lights, electric bells, etc., and heated with hot air. There is a cemented cellar under the building, containing all conveniences. Bath houses are fitted up under the laundry. The materials are of the best throughout, and the construction the most thorough in every detail.

The outside measurements of the building are 42 x 55, not including bays or veranda; veranda, 10 feet wide. And the sizes of the rooms: Parlor, 14 x 19; reception hall, 13 x 16 in clear; office, 12 x 13; private office, 12 x 16; kitchen, 14 x 16.6; butler's pantry, 6 x 14; laundry, 7 x 9. Second floor, main bedroom, 13 x 20; other bedrooms, 13 x 14, 12 x 13, 14.6 x 16, 12 x 16; bathroom, 8 x 9.

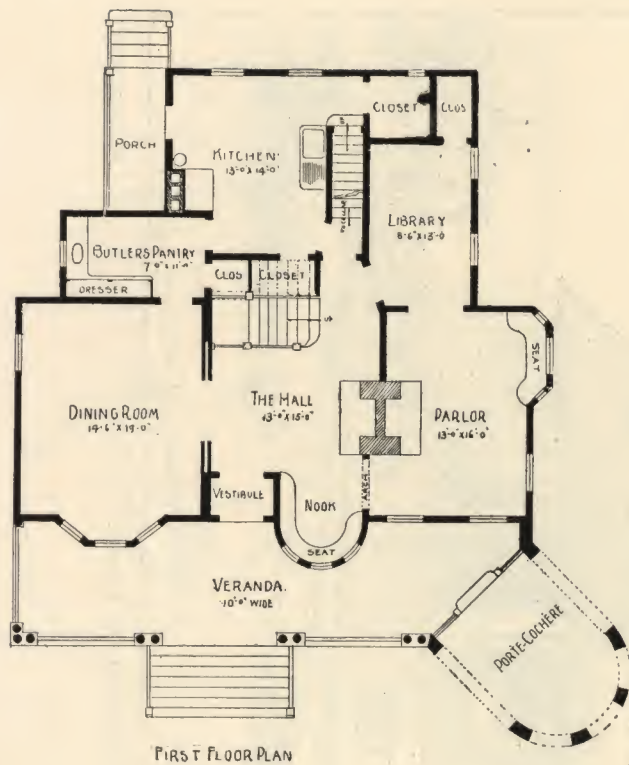


RESIDENCE OF DR. S. KOHN.
ARVERNE, BY THE SEA LONG ISLAND.
WM A. LAMBERT, ARCHITECT.
114 NASSAU ST NEW YORK.

Design No. 393.

Summer Residence of Dr. S. Kohn, Arverne, Long Island.

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PLANS OF DESIGN NO. 382.

Design No. 382.—Cottage for Mrs. M. E. Weber, Arverne-by the-Sea, Long Island.

It is a gambrel roof cottage, of the modified Colonial type. This style of roof is not only one of the most picturesque, but is also the most spacious, affording a third floor almost as large as the second, with high ceilings, and large air and storage space above.

The spacious veranda, balconies, bay windows, and the unique corner porte-cochère are features of the exterior that blend into a result harmonious and attractive. The entire building is shingled with white cedar shingles, left to weather silver gray. The trimmings are painted ivory white, and blinds dark green. The vestibule and main hall are trimmed with ash, the hall containing a large open fireplace and cabinet mantel, and an artistic staircase. Hall is lighted by art-stained glass windows, and has a cozy semicircular nook, with upholstered seat. The parlor and dining rooms each have bay windows, and are connected by sliding doors and portière openings. Parlor has a fireplace, with tiled hearth and facings, and an ornamental mantel. The library is connected with parlor and hall by portière opening, and has large closet for storage of papers, etc.

The kitchen and butler's pantry are wainscoted, and trimmed in North Carolina pine, and are fitted complete with dressers, closets, sinks, etc. The laundry in cellar is fitted with set of three stone tubs and large closet. There is also a servant's water closet, coal bins, etc., in the cellar.

Second story contains six good sized bedrooms, bathroom and ample closets. Two bedrooms have open fireplaces and mantels, and two have seat bays. The bathroom is wainscoted in tile, and furnished with the best sanitary

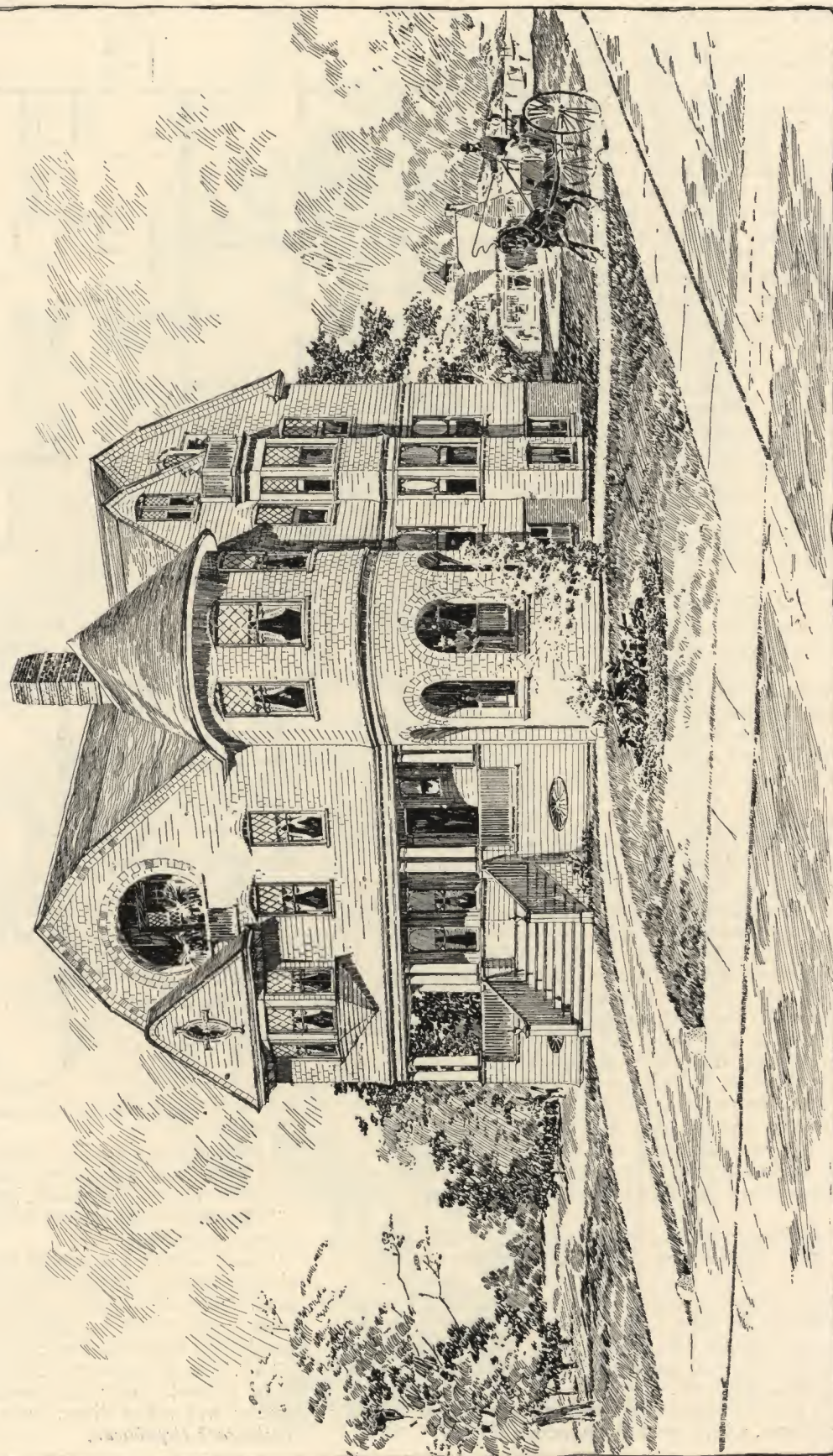
exposed plumbing, including tubs and washbasin, with separate water closet.

There is an open staircase to third floor, which contains five good sized, light and airy bedrooms. The second floor is reached by private staircase from kitchen. The building is fitted with gas, electric lights, electric bells, etc., and heated with hot air. The materials are of the best and the construction the most thorough in every detail.

The outside measurements of the building are 43 x 47, not including bays or porte cochère.

ONE of the most frequent dangers arising from want of care is that which results from leaving the apparatus unused for several weeks or months, as when the family shuts up the house for the summer and goes to some health resort. In a few weeks, sometimes in two weeks, the water in the traps so far evaporates that they are unsealed, and then follows a stream of air into the house, bearing with it micro-organisms which gradually settle in the layer of fine dust which gathers on floors, shelves, ledges over doors, gas fixtures, etc. If, now, the family returns and occupies the house, using only the ordinary processes of sweeping, dusting, etc., which do not destroy the germs, but merely scatter them about, there is serious danger of sickness. On leaving a house in this way, arrangements should be made to have every fixture in it flushed at least once a week, and, if it be necessary to move into a house which has been for some time unoccupied, and where you are not sure that these precautions have been observed, then thorough cleansing with cloths wetted with disinfectant solutions should be employed as a matter of ordinary prudence, and should be applied to every exposed surface.

WM. A. LAMBERT, ARCHITECT.
114, NASSAU STREETS, NEW YORK.



Design No. 382.

Cottage for Mrs. M. E. Weber, Arverne, Long Island.

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Design No. 454.—The following is taken from the *Hackensack Republican*, of April 19, 1894. It gives a good idea of the general finish, etc., of the building. (These houses could be built separate if desired, the corner one being specially suited for a single house; or the two could be adapted to an inside plat by changing the general arrangement of the corner house.)

"The sketch represents the semi-detached residence of Mrs. Martha E. Smith and her son, Walter B. Smith, now being built on the corner of Prospect and Central Avenues, Hackensack Heights. Being situated on one of the highest points of the heights, it will overlook the entire town, and will be a notable addition to the beautiful residences already erected in that delightful locality. It is a beautiful example of architectural grace and decorative taste.

"The exterior attractions are spacious verandas, balconies, bays and dormers, the graceful tower, and the unique corner porte-cochère.

"The foundation and first story are built of Paterson brownstone, ashlar pointed in black mortar. The walls of second story and gables are shingled, and also the roofs. The shingles will be stained to harmonize with the brownstone.

"The main halls and the staircases are special features of the interior. The halls and vestibules will be finished throughout in ash. The former will have large open fireplaces of brownstone, and ornamental mantels. The staircases will be very handsome, with spiral balusters and fluted newels, and will be lighted by delicately tinted art glass windows. Large arches supported by Colonial columns will separate reception hall from staircase hall. In each hall is a cozy nook with seats and fretwork grilles.

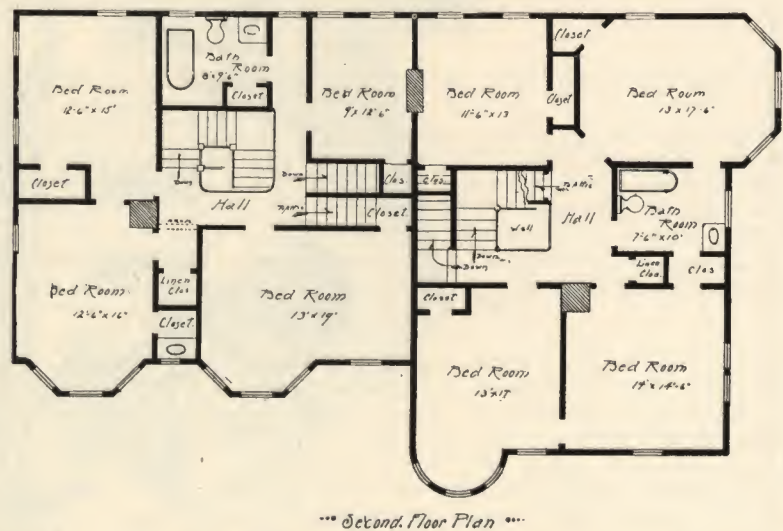
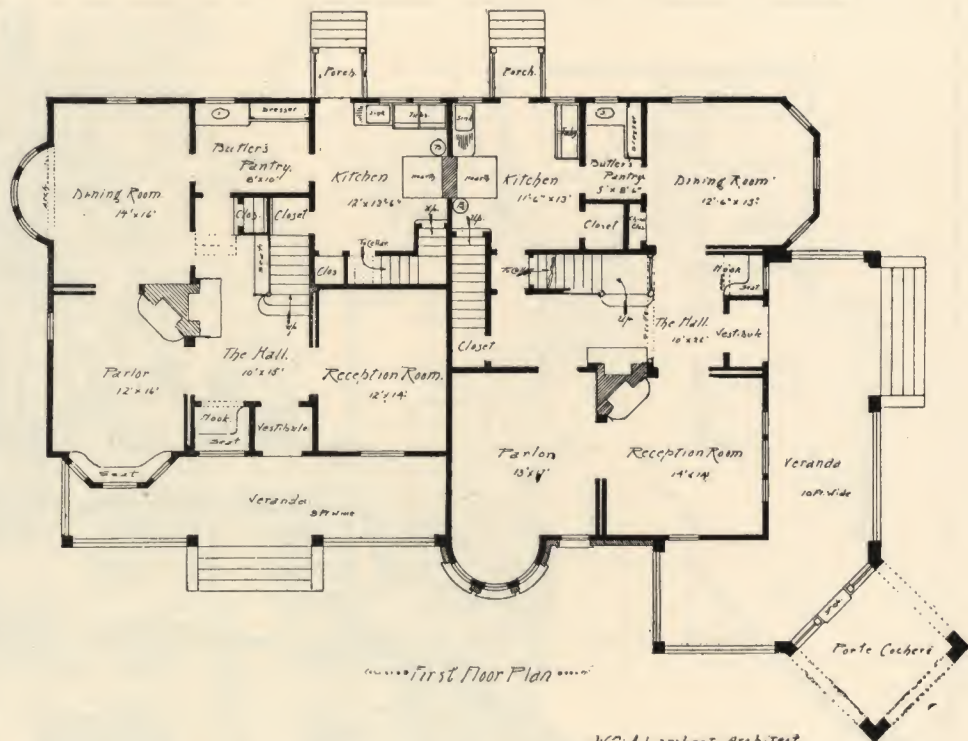
"Large bays will add to the spaciousness of the parlors, which will receive an added air of cozy home comfort from the open fireplaces with tiled hearths and facings, and large Colonial mantel with columns and wrought iron trimmings.

"The dining-rooms will also have large bays with art-glass transoms, and are connected with the other rooms by sliding doors.

"The sitting rooms, libraries, and other principal rooms are trimmed in hardwood and have hardwood floors.

"The kitchens and butlers' pantries are to be wainscoted and trimmed in pine. The latter will be supplied with dressers and closets, and pantry sinks. The kitchens will be provided with all necessary fixtures and appliances, including sink, range, etc.

There are four ample sized bedrooms on the second floor of each house, with bays and numerous closets.



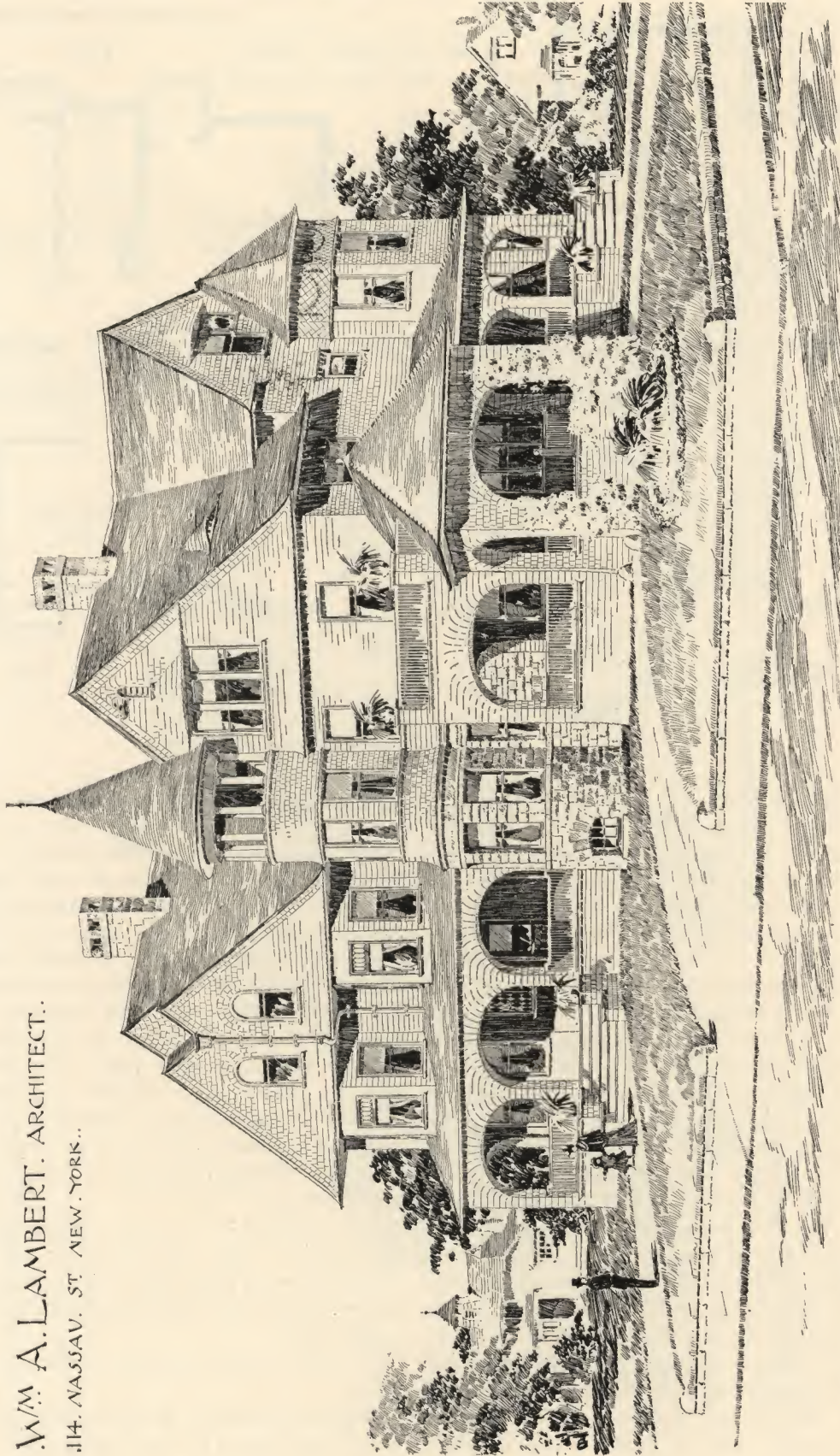
"Back staircases will connect the kitchens with second story halls, from which runs a staircase to attic, where there are finished three good sized, light and airy bedrooms.

"The bathrooms are to be fitted up with best sanitary exposed plumbing.

"There will be a cemented cellar under each house, containing laundry, servant's water closet, cold cellar, heater room, etc. The building will be heated throughout with steam; and it will be lighted by electricity and gas, with chandeliers and other fixtures of rich and artistic designs.

"Mr. Wm. A. Lambert is the architect, and the building is being erected under his personal supervision. Our engraving was made direct from the design in his office."—*Hackensack Republican*.

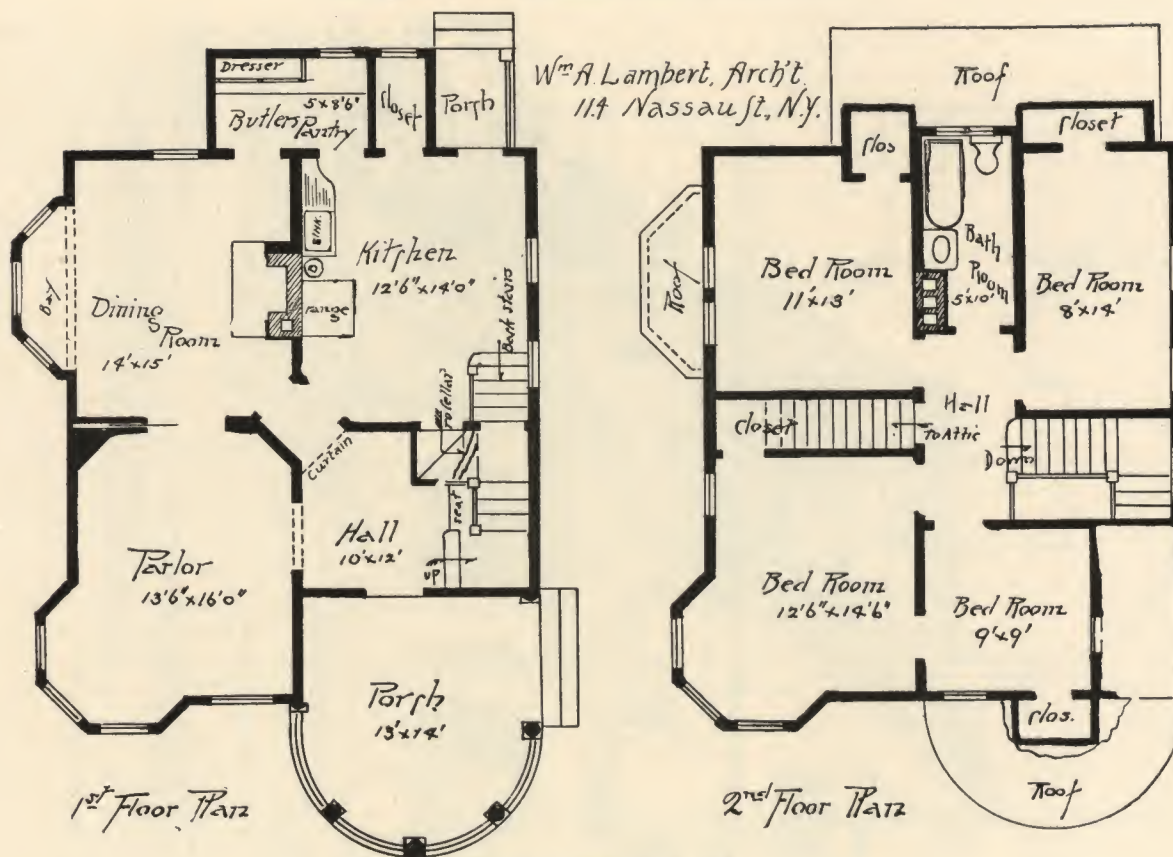
W^M A. LAMBERT. ARCHITECT.
114. NASSAU. ST. NEW YORK.



Design No. 454.

The Smith Residences, Hackensack, N. J.

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PLANS OF DESIGN NO. 196.

Design No. 196 illustrates the residence of Mr. C. P. Casanges, at Nutley, N. J.; an additional view is given on next page. It has also been erected at Hackensack, N. J., and at Calais, Me., with some slight changes. The engravings show an attractive and picturesque exterior, the semicircular porch, corner bay, and graceful roof lines making a pleasing effect.

The first story is clapboarded, and second story and gables shingled, and painted Colonial yellow, with ivory white trimmings, and dark green blinds. The roof is shingled and stained a tile red.

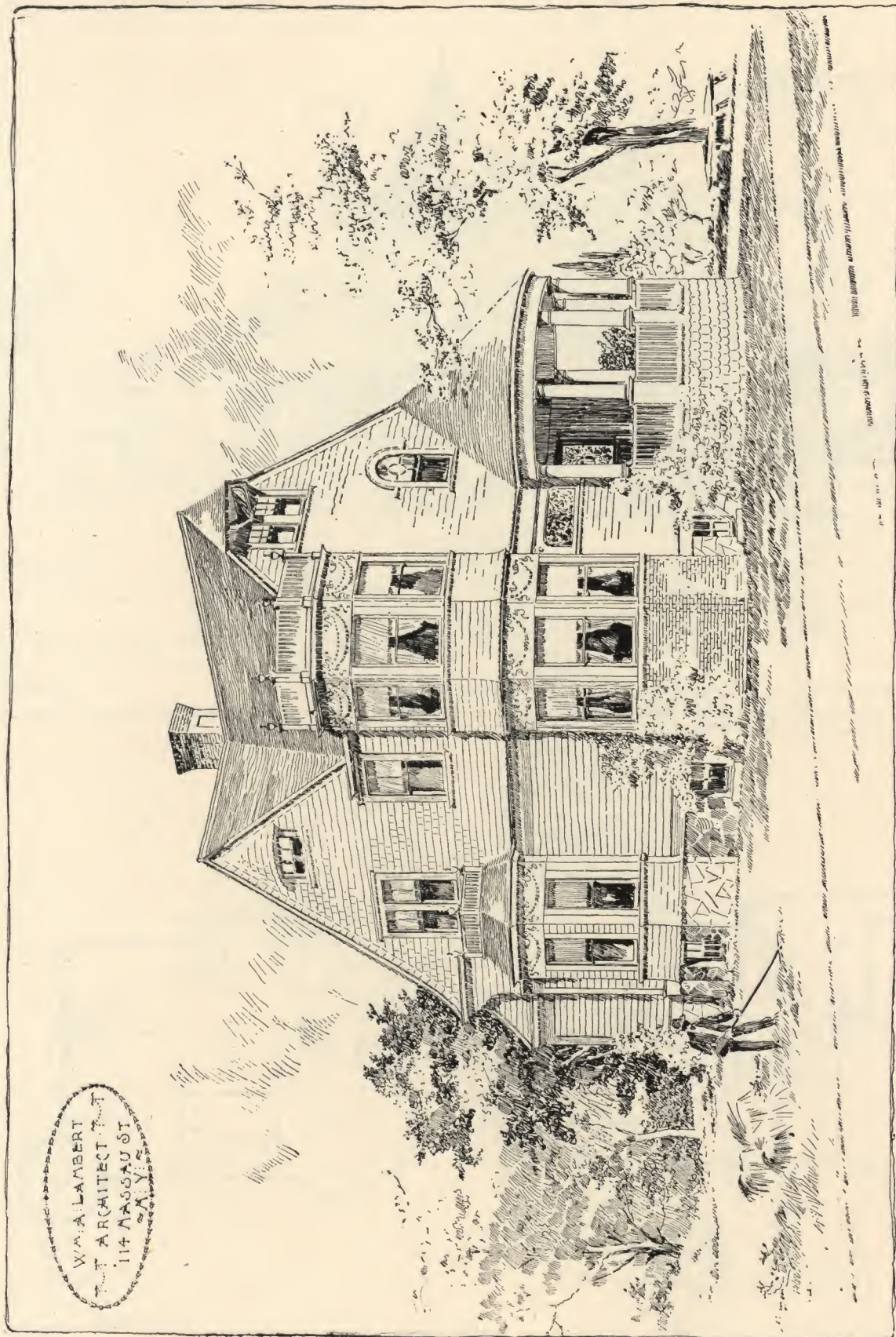
There is a large cemented cellar under the entire building, with wall built of rock-faced Belleville brownstone; it contains a good laundry, with stone tubs and servants' water closet. The hall is floored with ash, with handsome platform staircase of ash, with beaded newels, spindle balusters and cozy seat. The hall is lighted by art stained glass windows. The parlor is light and airy, with a corner bay, having panels under windows, and sliding doors connecting with dining-room, which has an open fireplace with tile hearth and facings, and attractive Colonial mantel and large bay. (The library, which is built at rear of dining-room, is fitted with bookcases, and square corner bay with stained glass windows.) The butler's pantry is placed between dining-room and kitchen and has double swinging doors;

it is fitted up with a dresser, drawers and small closet. The kitchen is provided with a range, with canopy and ventilator to take smoke and smells up the chimney. There are also a sink and all the usual fixtures, and large closet in the kitchen. It has a good back staircase and stairs to cellar, and good sized rear porch. There are four bedrooms on second floor, each provided with ample closets. There is a wide stairs to attic, where there is a servants' room finished, with space for one more and storeroom. The casings of parlor, dining-room and hall are whitewood. Hard pine, finished natural, in other rooms. The front door is glazed with art stained glass. Picture moulding in all rooms. Hard pine flooring on all floors except hall. The entire building is sheathed with hemlock boards and paper, and built in a thorough manner. It is heated throughout by a hot air furnace.

All plumbing is the best sanitary exposed plumbing, nickelplated. The tub is portable; the water closet, first-class embossed; the bowl, oval decorated. All windows are provided with outside blinds, except bays, which have inside blinds.

The size of this building is about 28 x 40, not including porch.

Heights of ceilings: first story, 9 feet; second story, 8 ft. 6 in.; third story, 7 ft. 6 in.; cellar, 7 ft.



(COPYRIGHTED.)

Residence of Mr. C. P. Casanges, Nutley, N. J. (View from Southeast.)

Design No. 196.

SKETCH OF RESIDENCE...

FOREST HILL, N.J.



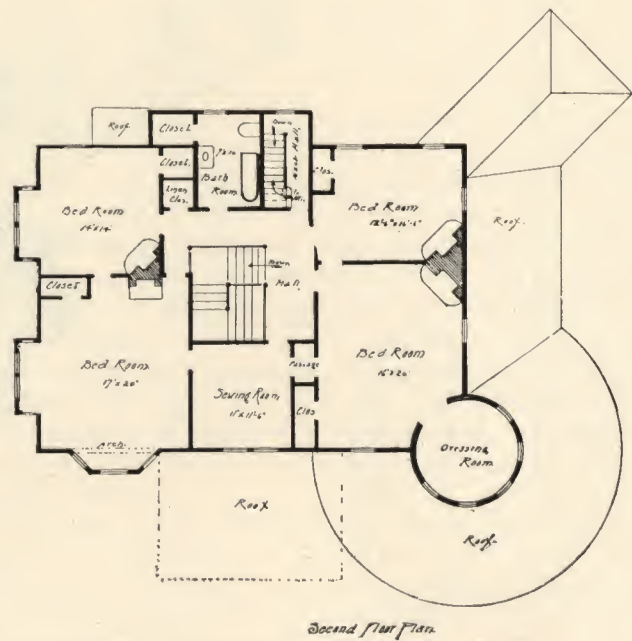
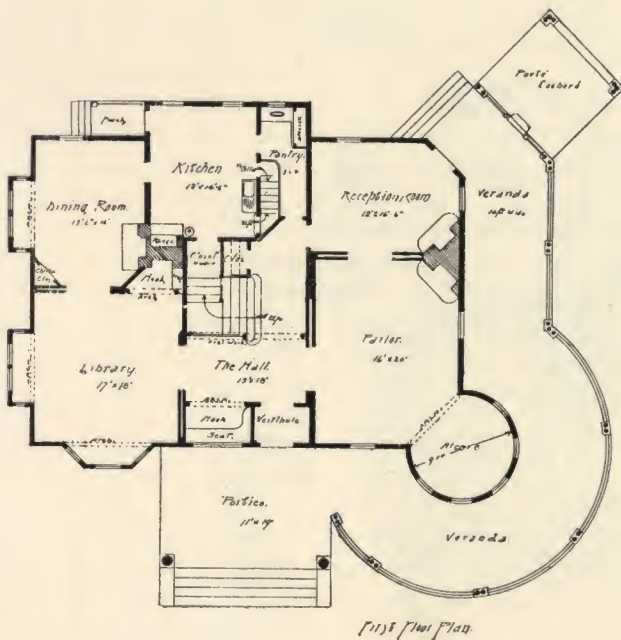
W. A. LAMBERT, ARCHITECT
114 NASSAU ST. NEW YORK.

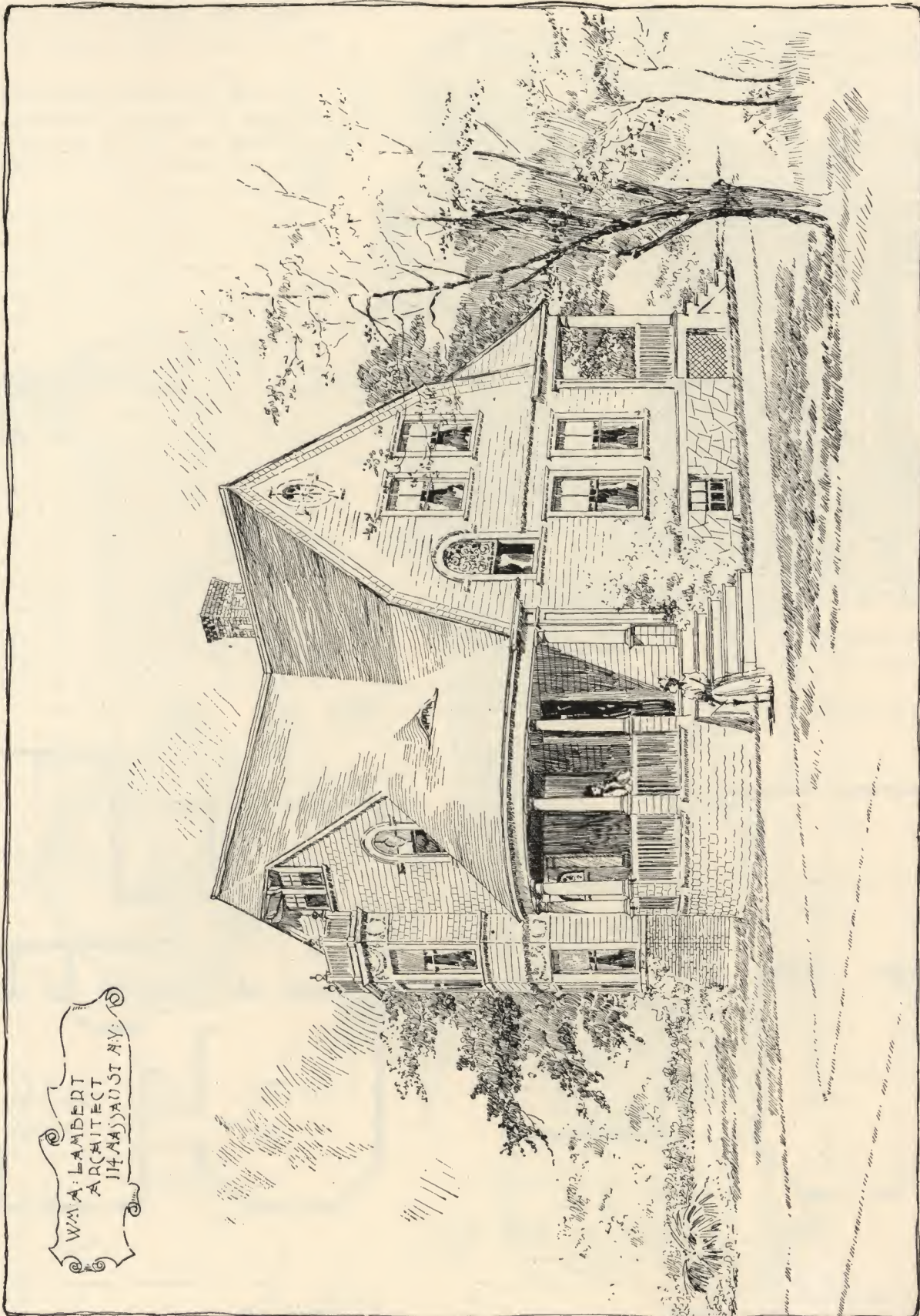
Design No. 464.

Perspective View.

(COPYRIGHTED.)

Design No. 464 is similar in appearance, finish, and accommodations to No. 205, page 31, with a somewhat different arrangement of rooms and a number of bays and fireplaces added, but is less expensive.





Design No. 196.

Residence of Mr. C. P. Casanges, Nutley, N. J. (View from Northeast.)

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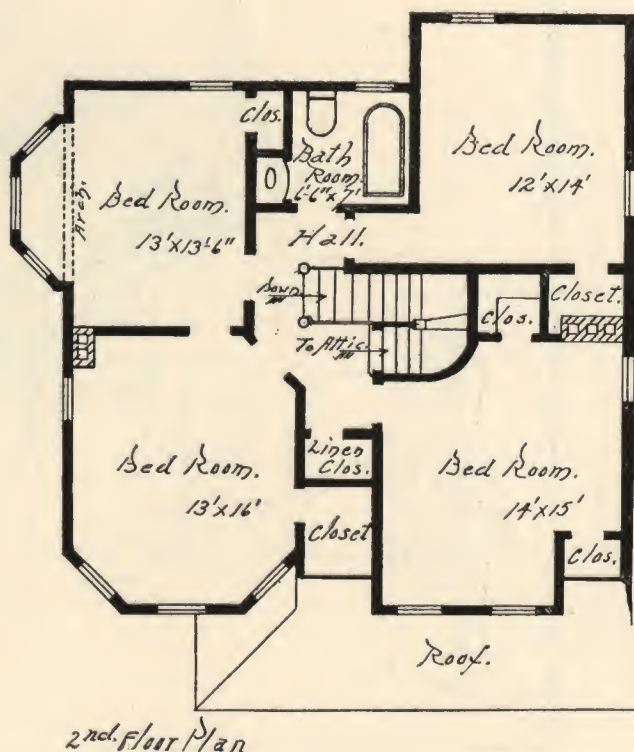
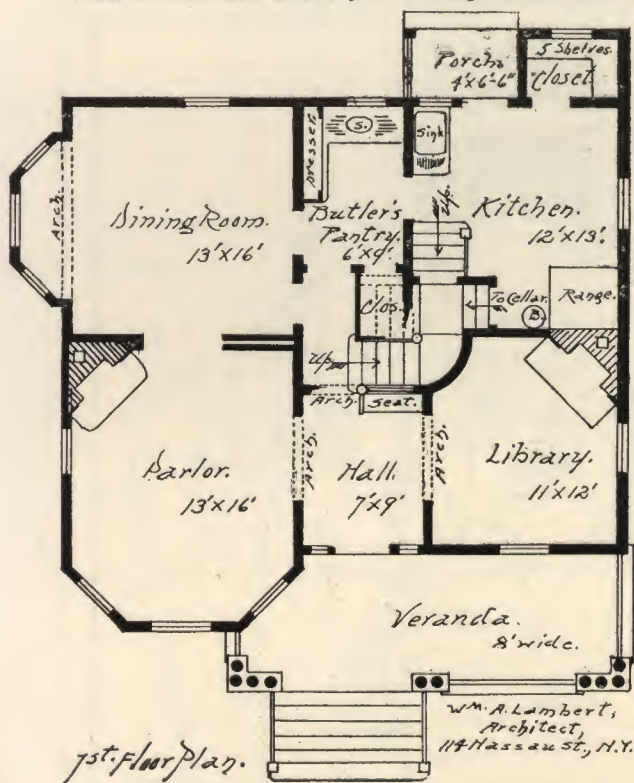


WM. A. LAMBERT, ARCHITECT.
114, NASSAU ST., NEW YORK...

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View of Hall and Library in Cottage of Mr. Wm. A. Lambert,

(Continued on page 24.)



PLANS OF DESIGN No. 345.

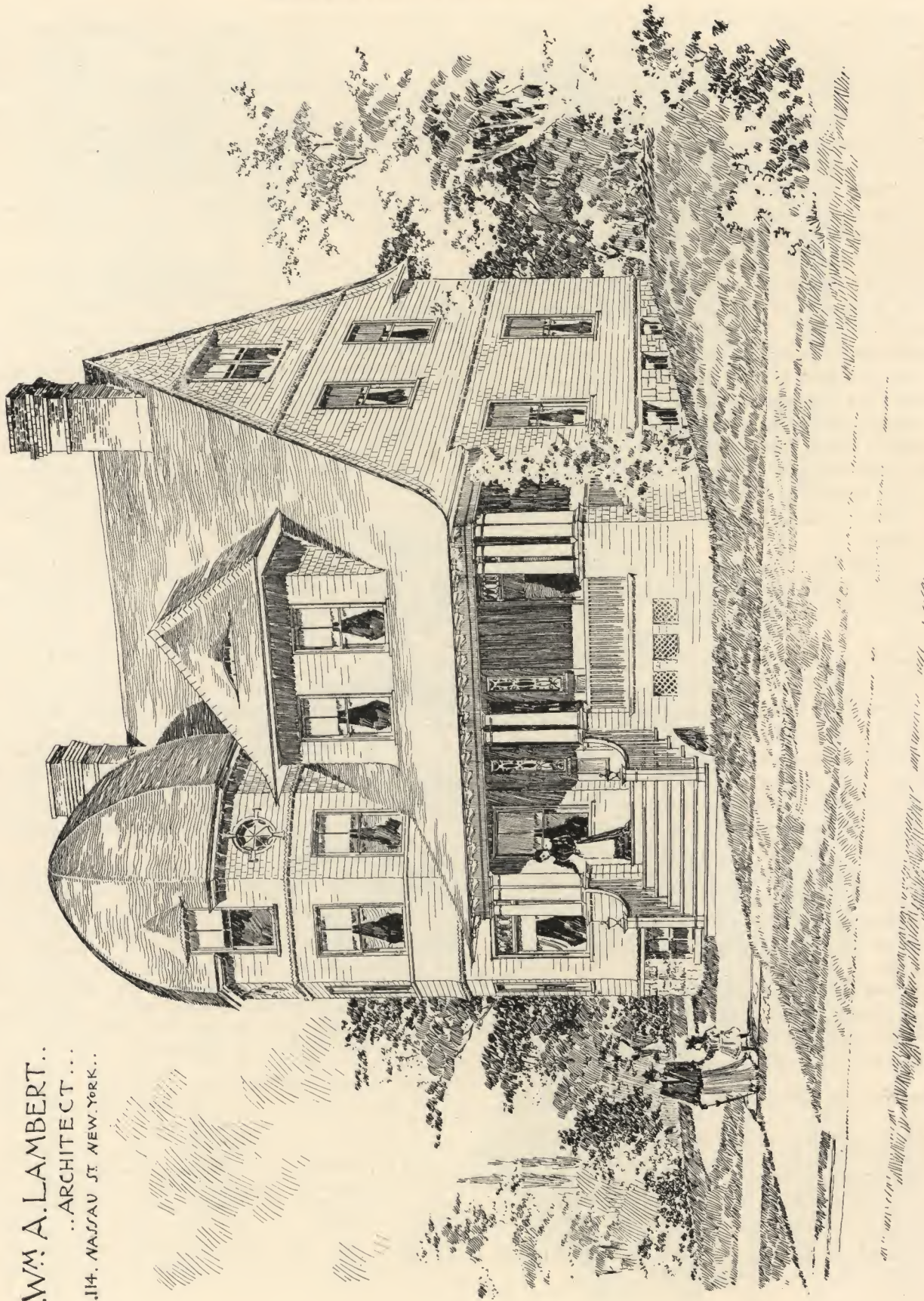
Design No. 345.—It is the property of Wm. A. Lambert, and is situated at Nutley, N. J.

The house has quite an elegant appearance, and inside is a model of convenience. It is so arranged that there is an abundance of room, and abounds in the housewife's delight—closets—14 in all.

The house is built in a thorough first-class manner, the materials being of the best quality, and workmanship unsurpassed. The entire exterior is shingled, with best cedar shingles on sides, and cypress on roofs.

There is a good sized porch on front and rear, and a large cemented, well lighted cellar under the entire building, with wall built of rock-faced Belleville brownstone. It contains a good sized laundry, with stone tubs and servants' water closet, coal bins and separate cold cellar. The main hall is in the centre of the building, connected by portière openings with parlor and library on either side. It has paneled ceiling and wainscoting, and is separated from staircase hall by double arches, containing handsome fret-work grilles. The latter hall contains a paneled platform staircase of artistic design, with a cozy seat. (See interior view.)

WM. A. LAMBERT..
..ARCHITECT..
114, NASSAU ST. NEW YORK..



Design No. 345.

Cottage of Mr. Wm. A. Lambert, Nutley, N. J.

(COPYRIGHTED.)

The front door is glazed with a large pane of beveled plate glass, and has side lights of glass "bull's eyes." The parlor has a large bay the whole width of room, and sliding doors connecting with dining-room; is furnished with open fireplace and Colonial mantel. The library also has an open fireplace and artistic mantel, and large windows with an art stained glass transom. Dining-room has large bay and door connecting with hall and butler's pantry, which is located in rear of hall, between the dining-room and kitchen, and has self-closing doors; it is fitted up with a sink, dresser, drawers and two closets. The kitchen is provided with a portable range, with canopy and ventilation so arranged that all smoke and smells from the kitchen will be carried up the chimney. There are also a sink and all the usual fixtures and large lighted store closet in the kitchen.

It has convenient back stairs to second floor, with pot closet under, and easy platform stairs to cellar. There are four good-sized, light and airy bedrooms, and a model bathroom on second floor, each provided with ample closets; two of the bedrooms have large bays, and the bathroom has the woodwork finished in enamel, and wainscoting laid off in tile. There is a large linen closet in hall, fitted with shelves, drawers, etc.

An easy platform staircase of ash runs to third floor, where there are finished two rooms and hall, with closets in each, allowing space for storage, and to finish one or two more rooms.

The space in dome is finished to peak, making a room 13 x 16 x 15 ft. high, which would make a delightful studio, den or bedroom. The other room has a balcony, from which there is a charming view.

All plumbing is the best sanitary exposed plumbing, nickelplated. The bathtub is portable, with enamel finish. The water closet is first-class embossed, with enameled seat and cistern. The washbowl is oval, decorated, and located in arched recess. The building is wired and fitted complete with handsome electric fixtures, bells and speaking tubes. It is heated throughout by a hot air furnace in cellar. The woodwork of first floor is finished in oak and cherry, and on second and third floors in natural North Carolina pine.

The windows in bays are provided with inside Venetian blinds, and all others with outside blinds.

Heights of ceilings: first story, 9 ft. 6 in.; second and third stories, 8 ft. 6 in.; cellar, 7 ft. 6 in.

Design No. 199. The Brittan residence at Hackensack, N. J.

The following is taken from the *New York Press*. It gives a good idea of general finish, etc., of the house.

"Driving along the pleasant streets of New York's suburbs, the observant person sees here and there a house, which by some feature in its perspective or environment pleases his fancy and causes him to look at it again and again, conjecturing the while as to whom it may belong and how it is planned and furnished.

"The last decade has produced many such houses in the towns around New York—the sort of place that catches the eye of the average man because of its pleasing aspect, and yet appeals to his sense of propriety, owing to the fact that it comes within the limit of cost to be reached by the greater part of the house building population. Everybody enjoys looking at the palaces of the millionaires that are to be seen around New York, but not with the enjoyment that comes with the interest aroused by viewing a house that the observer feels it may be his good fortune to duplicate some day, when that account in the savings bank reaches the right size.

"It is one of the class of houses which appeals to the average citizen that is reproduced herewith. It is the home of a business man at Hackensack, N. J. The accompanying illustration is a truthful representation of its perspective. The effect is decidedly pleasing.

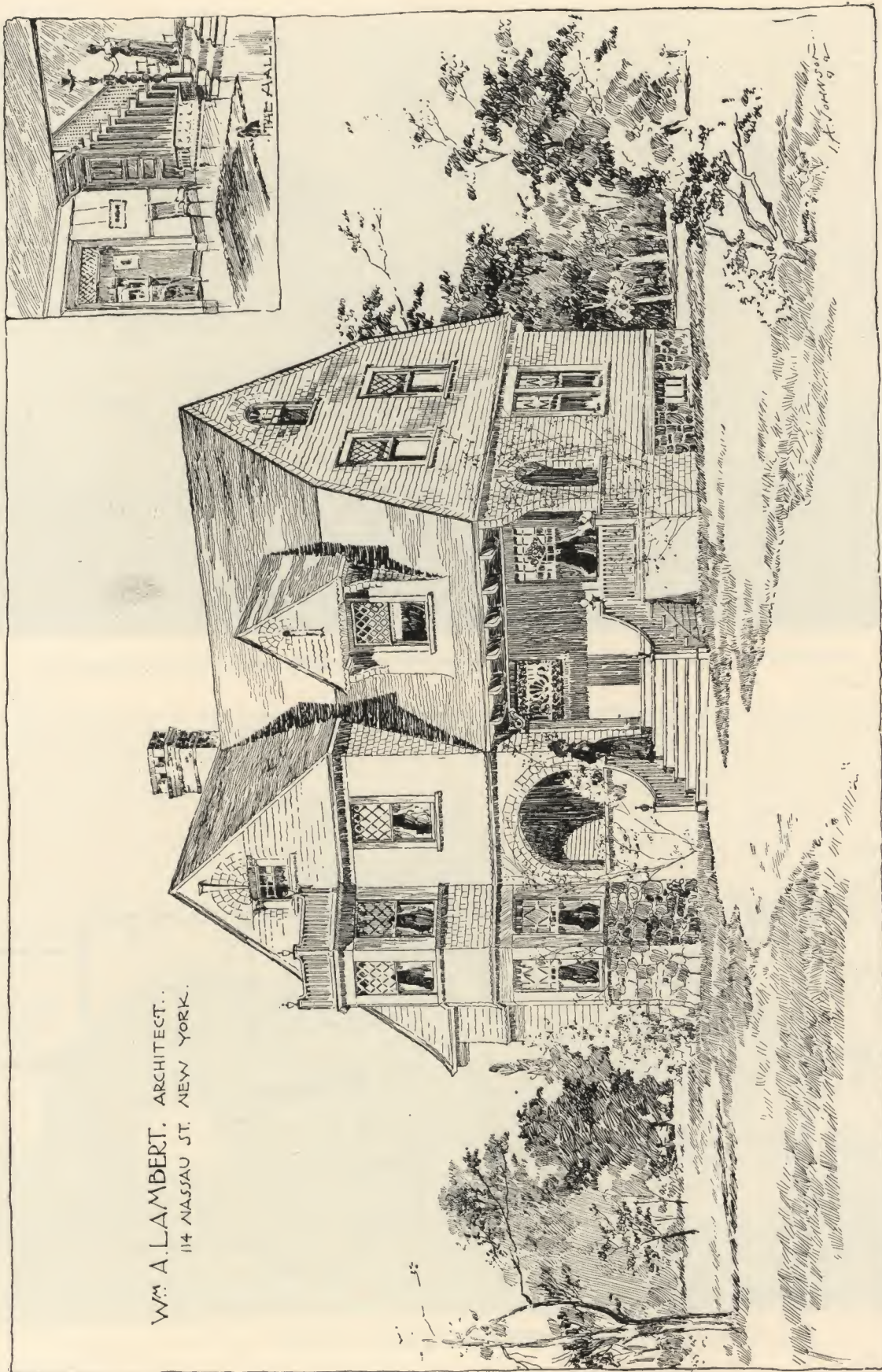
"Every improvement necessary in a modern house may be found in this one.

"The width of this house is 40 feet, and the depth 31 feet. There is a cellar under the whole structure, with cement bottom, and walls of Hackensack brick. The shingled rail of the porch being carried to the ground, an air of solidity is given which would be lacking if lattice-work were in the same place. The house is shingled all over, only the best white pine shingles being used.

"Passing through a front door of ash, with a square of beveled plate glass in the upper half, the visitor finds himself in a hall 13 feet square, with a hardwood staircase in the rear. The floor is of polished ash. On the right of the hall is the dining room, 12 x 16 feet, running across the entire end of the house and having windows on three sides. The parlor is on the left of the hall, it is 12:6 x 16 feet. The bay window is four feet deep, and has a wide seat. The kitchen, directly in the rear of the parlor, but not communicating with it, is 12:6 x 15 feet. A butler's pantry, 5:6 x 9 feet, fitted with counter, cupboards, shelves, etc., connects the kitchen and dining room. The placing of this pantry between the kitchen and dining room has the effect of isolating the kitchen, though leaving it easy of access, and of keeping the kitchen sounds and odors from the other parts of the house.

"The first bedroom on the second floor is a fine apartment, being 12 x 20 feet, with a bay window, ample closets, and a large alcove in the left end. The other front bedroom is 12 x 13 feet, and the one in the rear of it 9 x 12 feet. In the rear left corner of the house is a bedroom 13 x 14 feet. The bathroom, which is at the back of the house, between the two rear bedrooms, is 9 x 5:6 feet, and is fitted with portable tub, marble bowl and closet. The floors in this house are of hard pine, with the exception of that in the hall. The finish is of whitewood. There is an open fireplace in the parlor, with tile facings and hearth, and a Colonial mantel with columns. The hall is lighted by stained glass windows. The best hard white plaster is used in all the rooms."—*New York Press*.

Adaptments of this house were also erected for Mr. Charles H. Bishop, at Westfield, New Jersey, Mr. W. L. Stroud, Hackensack Heights, N. J., and for Mr. G. P. Kelly, at Ridgefield Park, New Jersey. The latter house is built of granite on first story, with cut brownstone trimmings. We also added a kitchen extension in rear of butler's pantry, with private stairs to second story hall, and the building was heated by steam throughout.



Design No. 199.

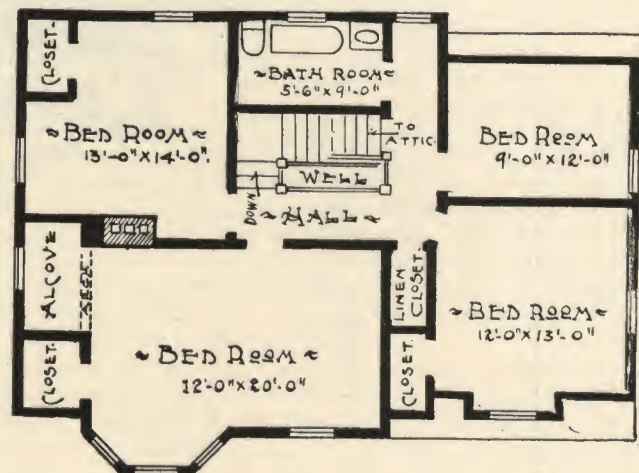
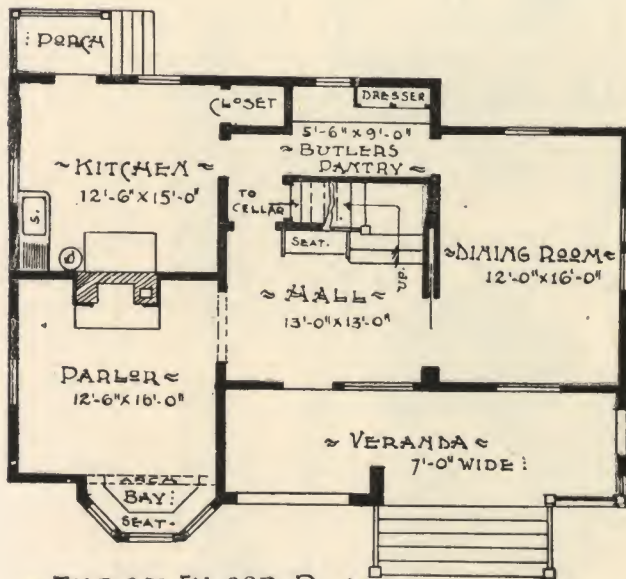
The Brittan Residence, Hackensack, N. J. (Plans shown on page 26.)

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"Pamlico," The Main Building, Henry C. De Mille Preparatory School, Pompton Lakes, N. J.
Design No. 502.

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PLANS OF DESIGN NO. 199, SHOWN ON PAGE 25.



Recitation Building, Henry C. De Mille Preparatory School, Pompton Lakes, N. J.
Design No. 505. (COPYRIGHTED.)



The Boys' "Lodge," Henry C. De Mille Preparatory School, Pompton Lakes, N. J.
Design No. 507. (COPYRIGHTED.)



The Hall in Residence of Dr. St. John.

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AN ARTISTIC INTERIOR.

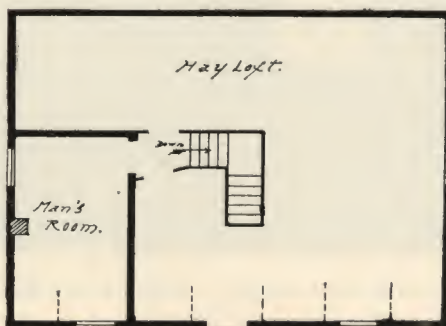
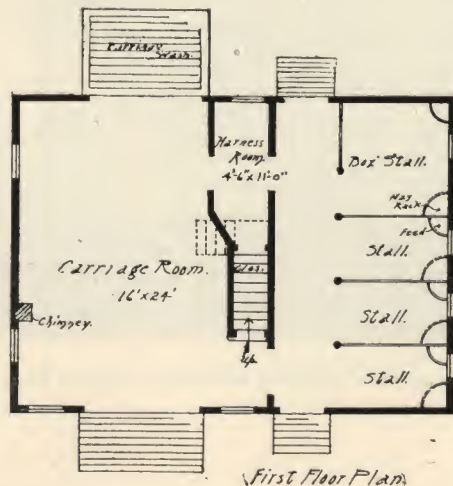
The entire staircase, trim, flooring and paneling of this hall are of oak, finished antique. The plaster was colored terra cotta with mortar stains before applying to walls, and was afterward treated to one or two coats of plastico in delicate tints of terra cotta. The fireplace is a feature of the hall. The entire chimney breast is tiled with Milton tiles of a brownish cast to the heavy oak shelf, over which is a hood effect formed with vitrified Spanish tiles. All the trimmings of the fireplace are of wrought iron. The hearth is of tile, the same as the breast. The staircase hall is separated from main hall by arches on fluted columns with paneled bases. There are grilles of Moorish fretwork in arches with portières. To the right, and connecting with the hall by sliding doors, are the parlor and library, each containing a fireplace and neat Colonial mantel. In the front of the hall, not shown in the perspective sketch, is a paneled divan, with upholstered seats built in, lighted by art stained glass windows, which also light the hall. The above, with some slight variations, is the treatment of the hall in residence of Dr. David St. John, Hackensack, N. J.

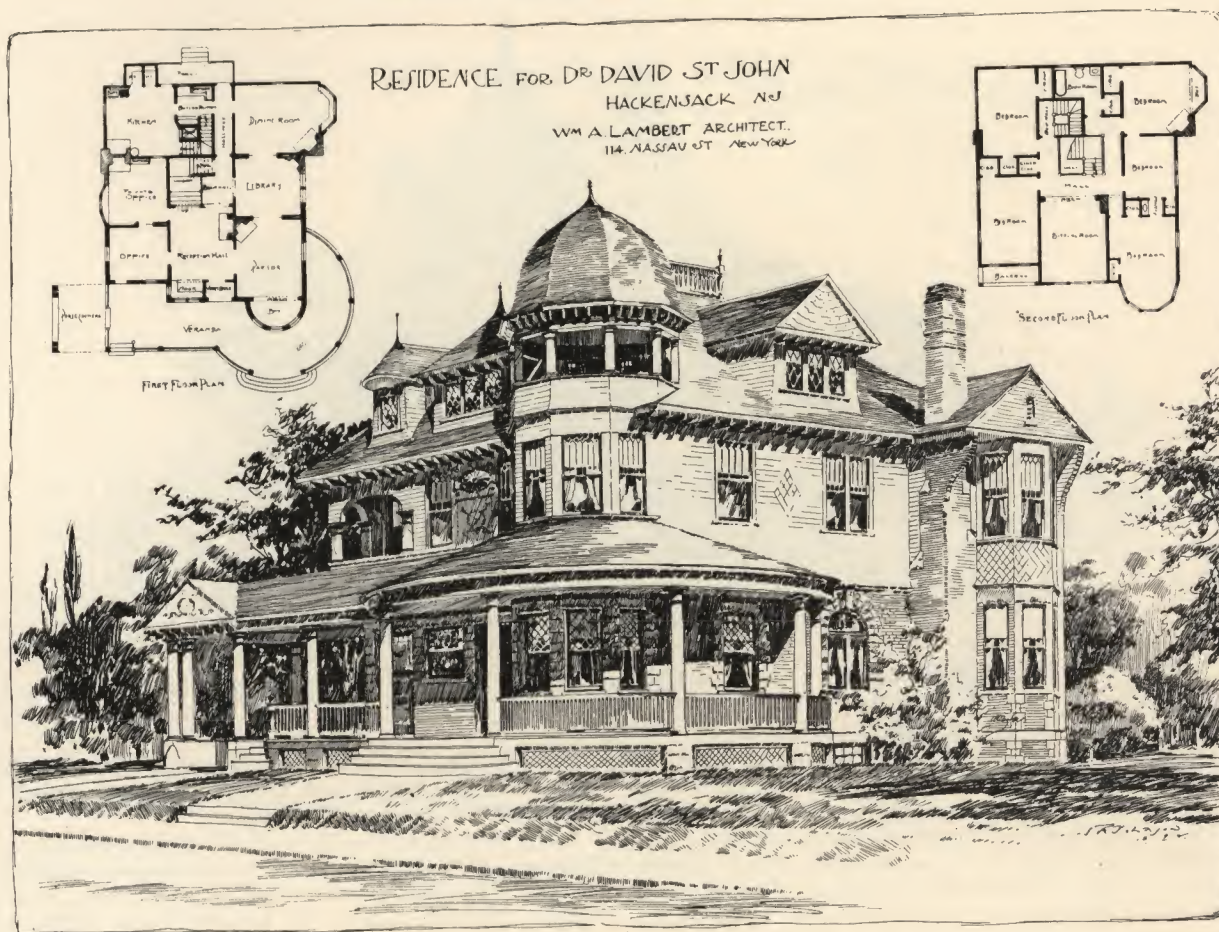


Design No. 466.

The Stable.

(COPYRIGHTED.)





Design No. 202.

Residence of Dr. David St. John, Hackensack, N. J.

(COPYRIGHTED.)

Design No. 202.—Residence of Dr. David St. John, Hackensack, N. J.

The design is not purely any one style. It is a composite of the various schools, and is an example of what might be called American, combining a picturesque exterior and a convenient interior. The spacious veranda, balconies, bay windows, dormer windows and the graceful tower are features of the exterior that blend into a result harmonious and attractive. The first story is of washed brick, laid up in red mortar; door and window openings are trimmed with rock-faced Belleville brownstone. The second and third stories are shingled, and the roof is covered with old-fashioned cypress shingles. The vestibule and main hall are trimmed with quartered oak, the hall containing a paneled divan, open fireplace and mantel, and an ornamental staircase. The hall is lighted by art stained glass windows. The parlor is finished in white and gold, and the library and dining room are trimmed in quartered oak; each have a fireplace with tiled hearth and facings and artistic mantel. The offices are trimmed and fitted up in a neat manner; the private office has a bay window with seat, an open fireplace and mantel. The kitchen and

butler's pantry are wainscoted and trimmed in white pine. The second story contains five bedrooms, sitting room, bathroom, closets, etc. The bathroom is wainscoted and furnished with the best sanitary exposed plumbing. The third floor contains three rooms, which are the servants' apartments, reached by private staircase through back halls from the kitchen. The building is fitted with gas, electric lights, electric bells, etc., and heated with the most modern system of hot water heating. There is a cemented cellar under the entire building, containing laundry, coal room, heater, etc. The materials are of the best throughout, and the construction the most thorough in every detail. The outside measurements of the building are 48 x 52; veranda, 10 feet wide; and the sizes of the rooms: parlor, 14 x 21; library, 13 x 14; dining room, 14 x 21; reception hall, 14 x 26; office, 11 x 12; private office, 13 x 14; kitchen, 14 x 15; butler's pantry, 8 x 8. Second floor: tower bedroom, 14 x 19; other bedrooms, 11 x 14, 14 x 17, 13 x 18, 13 x 18; sitting room, 13 x 16; bathroom, 8 x 10. Height of ceilings: first story, 10 feet; second story, 9 feet; third story, 8 feet 6 inches; cellar, 7 feet 6 inches.



Design No. 469.

A Suburban Church.

(COPYRIGHTED.)

Design No. 205.—The following description is taken from the *Hackensack Republican*, of March 16, 1893. It gives a good idea of the general finish, etc., of the house.

"The accompanying sketch represents the residence of Mr. C. E. Eckerson, now being built on the corner of Prospect and Central Avenues, Hackensack Heights. It is situated on one of the highest points of the heights, overlooking the entire town. It will be not only a notable addition to the beautiful residences that already attract attention in Hackensack, but in point of artistic elegance and comfort it will be a monument of architectural grace and decorative taste worthy of being classed with the best type of residences in the boasted Oranges.

"The exterior attractions of this building are spacious verandas, balconies, bays and dormers, the graceful tower, and the high entrance portico with massive Colonial columns and Corinthian capitals.

"The main hall and staircase are special features of the interior. The hall and vestibule will be finished throughout in quartered oak. The hall will have a large open fireplace with tiled hearth and facings, and an ornamental mantel. The staircase will be very handsome, with spiral turned balusters, spiral turned and fluted newels, and will be lighted by delicately tinted art glass windows. Large arches, supported by Colonial columns, will separate hall and dining room, which may be thrown into one apartment, 15 x 46 feet.

"The parlor will be elegantly trimmed with old Colonial casings, with festoon ornaments on heads. It will be finished in white and gold, the tower alcove being set off by artistic fretwork grille and portières. The sitting room and parlor are similarly finished, and separated by sliding doors.

"A large bay will add to the spaciousness of the dining room, which will receive an added air of cozy home comfort from the open fireplace with tile hearth and facings, and large Colonial mantel with columns and wrought iron trimmings."

"The library will also have a large bay with art glass transoms; hardwood floor with border. All other main rooms will be floored in the same manner.

"The kitchen and butler's pantry are to be wainscoted and trimmed in whitewood. The pantry will be supplied with dressers with glass doors, having drawers and small closet under. There will also be a pantry sink. The kitchen will be provided with all necessary fixtures and appliances, including range, sink, etc.

"The conservatory will be inclosed in portable frames of glass, which can be removed and the space converted into a balcony in summer.

"There will be five bedrooms on the second floor, with bays, and ample closets.

"A private staircase will connect the kitchen and back hall, which will be cut off from the main hall by portières in arches supported on Colonial columns.

"The bathroom will be wainscoted and fitted up with best nickelplated exposed plumbing, decorated oval washbowl and white porcelain bath, the embossed oval closet separate from the bathroom.

"There will be a cemented cellar under the entire house, containing laundry, servants' water closet, cold cellar, wine room, heater room, etc. The building will be heated throughout with steam, and it will be lighted by electricity and gas, with chandeliers and other fixtures of rich and artistic design.

"The outside measurements of the building are 60 ft. x 65 ft.; veranda, 10 ft. wide. Rooms: parlor, 15 ft. x 16 ft. 6 in., not including alcove, which is 12 ft. in diameter; sitting room, 15 ft. x 15 ft. 6 in.; dining room, 15 ft. x 20 ft. 6 in.; library, 15 ft. x 15 ft.; kitchen, 15 ft. x 15 ft.; butler's pantry, 9 ft. 6 in. x 11 ft.; bedrooms, 14 ft. 6 in. x 15 ft., 14 ft. x 15 ft., 15 ft. x 16 ft. 6 in., 8 ft. x 11 ft., and 15 ft. x 15 ft. with 12 ft. alcove; bathroom, 6 ft. 6 in. x 11 ft.; conservatory, 9 ft. 6 in. x 11 ft."—*Hackensack Republican*.

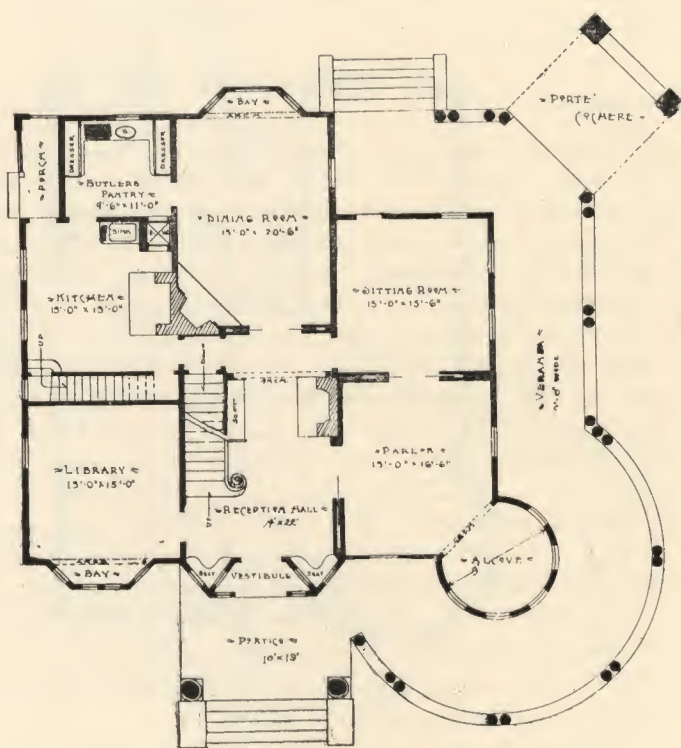


RESIDENCE OF C. E. ECKERSON, Esq.
HACKENSACK, N. J.
WM A LAMBERT, ARCHT
114 NASSAU ST.
NEW YORK

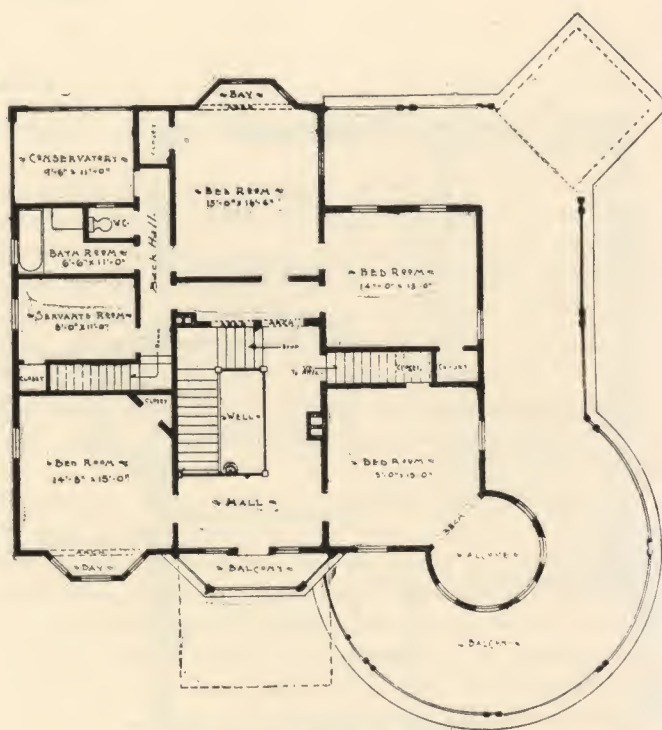
Design No. 205.

Residence of Mr. C. E. Eckerson, Hackensack, N. J.

(COPYRIGHTED.)



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

WM A. LAMBERT ARCHITECT
114 NASSAU ST. NEW YORK



Design No. 552.

A District School.

(COPYRIGHTED.)

Design No. 208.—Residence of Mr. P. H. Mehrhof, Jr., Hackensack, N. J.

The exterior of this house is quite unique and attractive. The other sides, not shown, are equally as pleasing. It is built of brick, manufactured by the owner, with rock-faced brownstone trimmings. All the brick on the front is honeycombed, and the sides and rear are built of red pressed brick. The chimneys are "washed" brick, with "slag" brick panels. The panels in the bays are filled with "pebble dash" in a unique manner. The large porch and porte-cochère, with massive columns resting on brick piers, make a striking effect.

"The Hall" is the principal apartment. It is trimmed and floored with ash, with large, open fireplace, built of brick and tile, and a large Dutch mantel, with columns and wrought iron trimmings. It contains a platform staircase of ash, with turned and fluted newels and spindle balusters. This staircase is lighted by art stained glass windows. Parlor has an open fireplace of brick and tile, with attractive cabinet mantel and neat seat bay, sliding doors connecting it with the library, which has a large circular bay. The

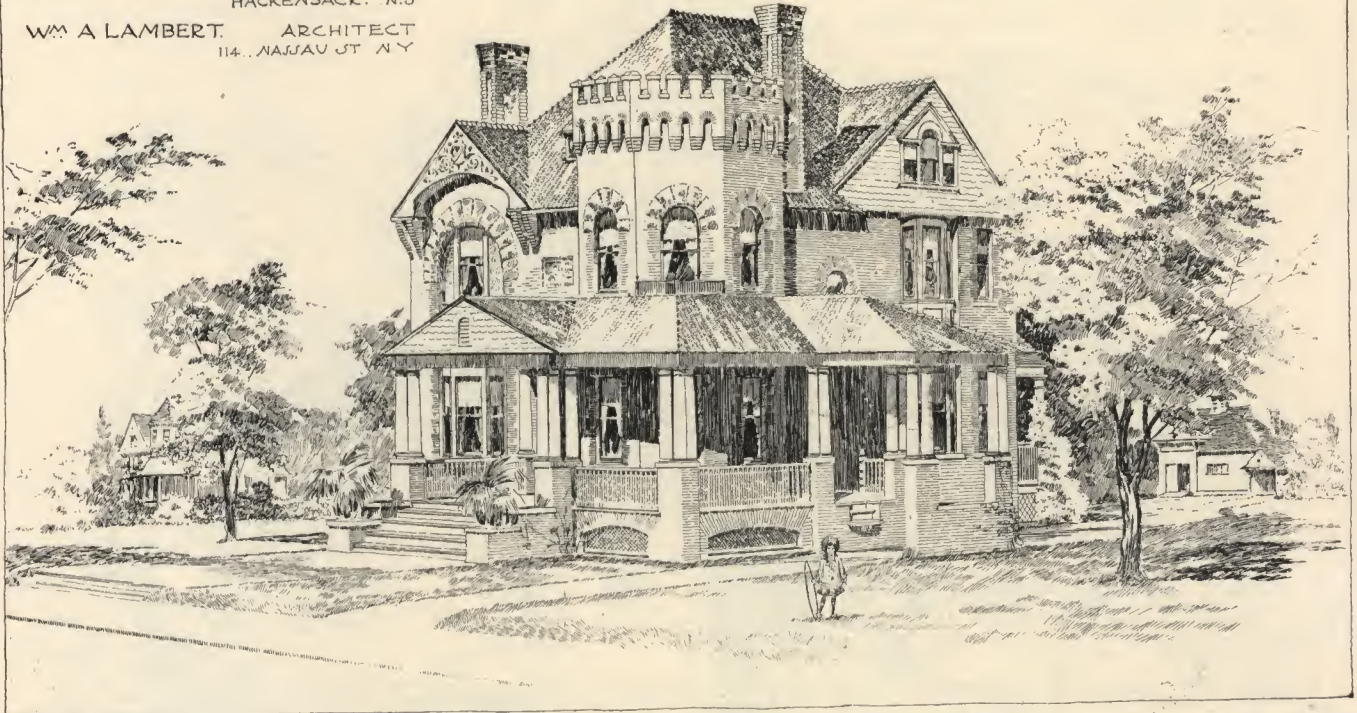
dining-room is a spacious apartment; it has a bay window and large closet. The kitchen and butler's pantry are wainscoted. The latter is supplied with sink shelves and dresser with glass doors, and drawers and small closet underneath. The kitchen is provided with range, sink, and all the usual fixtures in the best possible manner.

There are four large bedrooms with bays, bathroom, and servants' room on second floor, each provided with ample closets. The servants' room has a private staircase from the kitchen. The bathroom is wainscoted, and fitted up with embossed closet, oval decorated wash bowl, and bath.

There is a cemented cellar under the entire house, containing cold cellar, furnace room, servants' water closet, etc. The building is heated with the most modern system of hot water heating. The outside measurements of building are 40 x 50; porch, 12 feet wide. Height of ceilings: first story, 10 ft.; second story, 9 ft.; cellar, 7 ft. There is space to finish 4 or 5 rooms on third floor.

All windows on first and second floors have inside Venetian blinds.

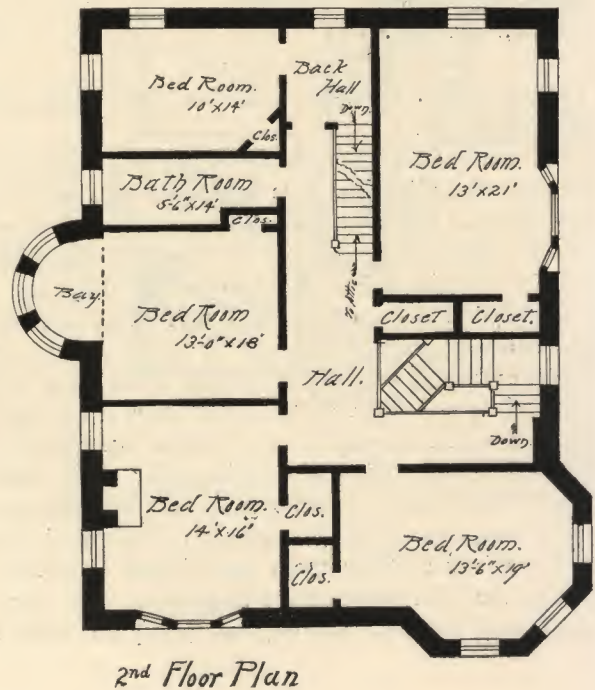
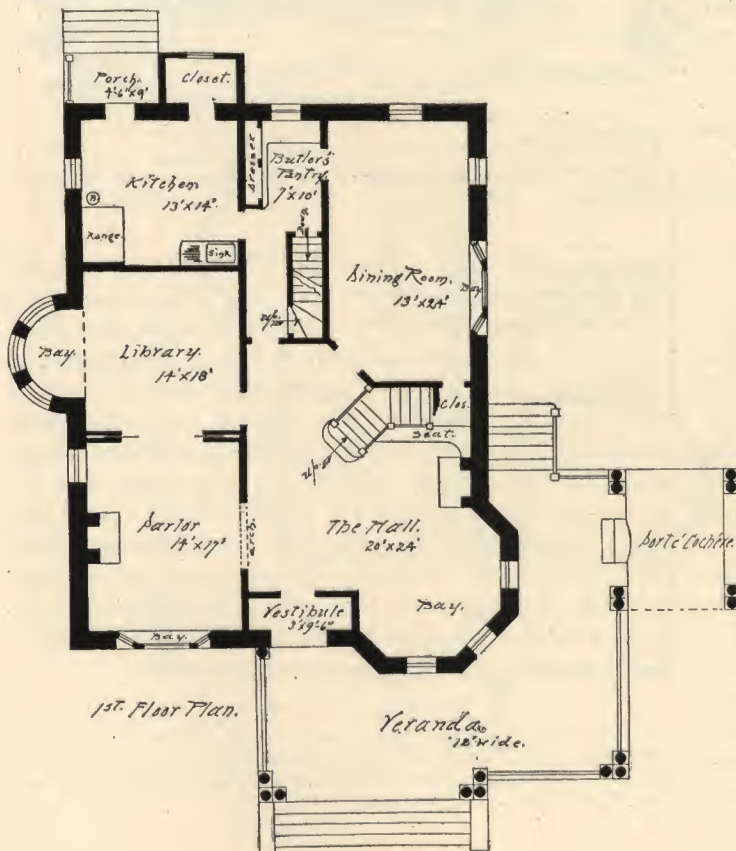
RESIDENCE OF P. H. MEHRHOF, ESQ.
HACKENSACK, N. J.
WM. A. LAMBERT, ARCHITECT
114, NASSAU ST. N. Y.



Design No. 208.

Residence of P. H. Mehrhof, Esq., Hackensack, N. J.

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Design No. 558.

Perspective View.

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Design No. 211.—Residence of Mr. John Dunlop, Hackensack, N. J.

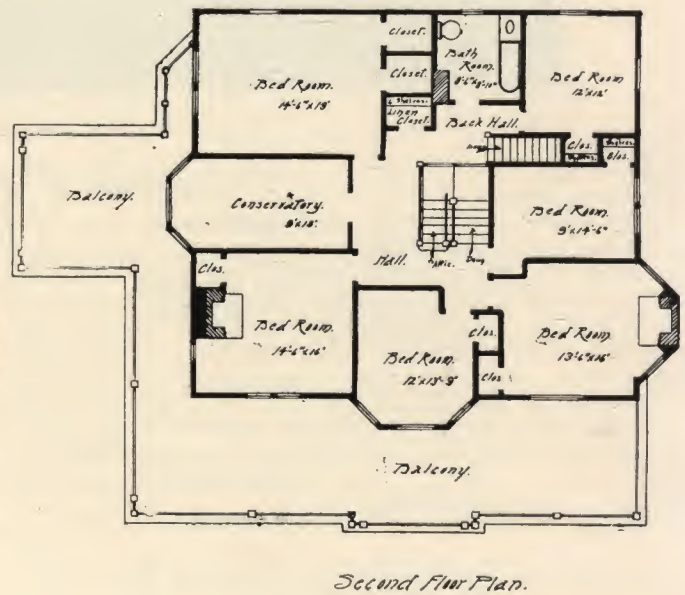
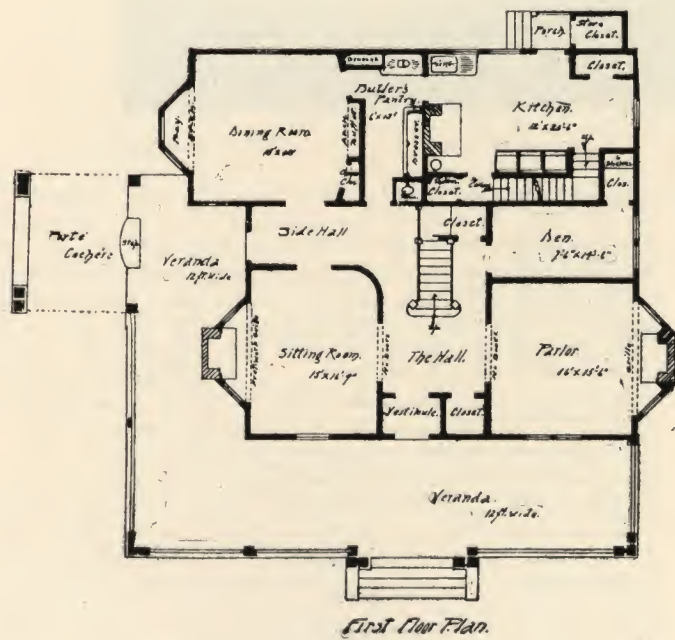
It is designed in the Colonial style, with many pleasing features, including spacious verandas and porte-cochère, bay windows and balconies. The foundation is of selected brick; the superstructure is of wood, clapboarded and painted Colonial yellow, with ivory white trimmings. Roof is shingled and painted a dark red. The dimensions of the building are: Width, 53 ft.; depth, 40 ft., not including veranda, which is 12 ft. wide. Height of ceilings: cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; third story, 8 ft. The hall is one of the principal apartments, and is finished in oak in the old Colonial style. The staircase is a very handsome one, with spindle and ball balusters, and spiral turned and fluted newels, all from special designs. The parlor and sitting room are trimmed in similar manner to the hall. They have large bays, with open fireplaces and Colonial mantels, and pretty art stained glass

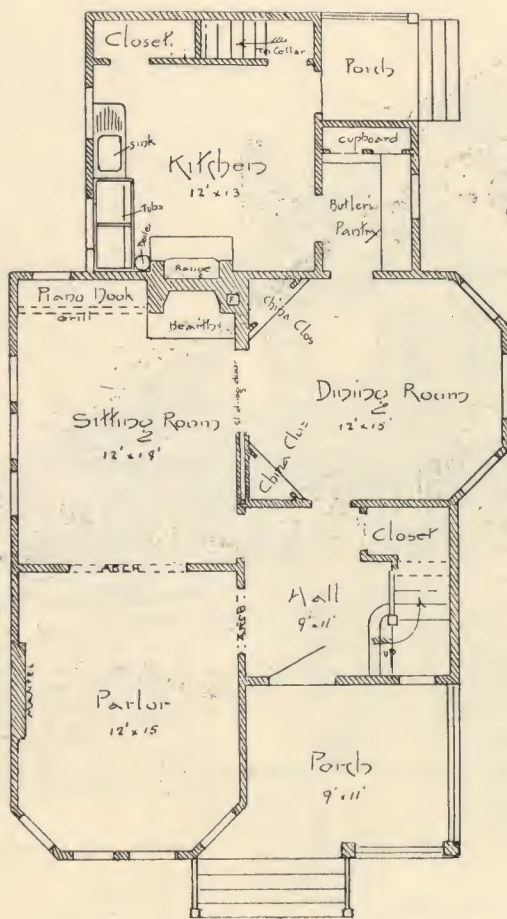
windows. The den is finished in white pine, natural, and has hardwood floor, with border. The dining room is a spacious apartment, finished in Colonial style, with large bay and arched recess for buffet and china closet, paneled ceiling and wainscoting. The butler's pantry is furnished with dressers, sink, etc. The kitchen is trimmed with whitewood, and fitted complete with sink, washtubs, range, etc. The second story contains six large bedrooms, two having bays, and fireplaces and pretty mantels. There are also a conservatory and bathroom on the second floor, fitted up complete. The third story contains two servants' bedrooms, with space for two more. The building is provided with gas, electric light, electric bells, etc., and is heated with hot water throughout.

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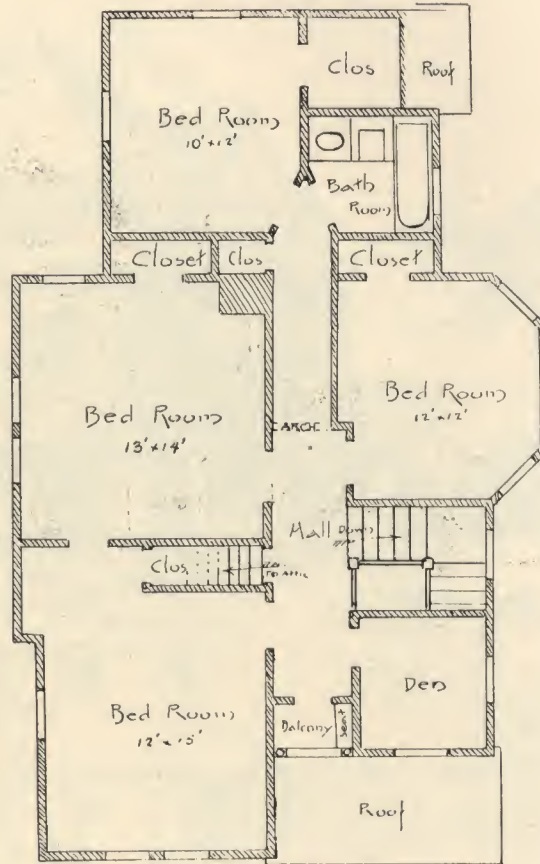


Design No. 211. "Sunny Brae," Residence of Mr. John Dunlop, Hackensack, N. J. (COPYRIGHTED.)





First Floor Plan



Second floor Plan

Plans of Design No. 151.

BALLADE OF THE OPEN COUNTRY.

Ho! Architect, draw ye up plans for me,
 Draw me up plans,
 For I've bought me a lot, a building plot,
 Out in the open countree.
 Five hundred dollars I paid for the lot
 (It took ev'ry blessed cent I had got),
 But soon 'twill be worth six times the pot,
 So the agent told me,
 Of my lot in the open countree.

Ho! Mason, swing ye the trowel for me,
 Swing ye the trowel,
 For I'll build me a house, an elegant house,
 Out in the open countree.
 Lay the best pressed bricks on the outside wall,
 And Portland cement between them all,
 And make a good draught in the chimney tall.
 Spare no expense for me
 On my house in the open countree.

Ho! Carpenter, bear on the adz for me,
 Bear on the adz,
 For I want, d'ye hear, all the latest fads
 Out in the open countree.
 Make the inside ribs of old oak, tough,
 And the trimmings all of hardwood stuff,
 And nails and screws ye must use enough.
 No Buddensiek building for me
 On my home in the open countree.

Ho! Plumber, get the best tin for me,
 Get the best tin,
 And don't on my house lay the solder thin,
 Out in the open countree.
 And give me the latest in sanitaree,
 And copper inlaid make the thingumaree,
 With filigree brass on the what-you-may-see.
 Nothing's too good enough for me
 On my house in the open countree.

Ho! Dollars five thousand and sixty-nine,
 Five-naught-sixty-nine!
 It seems to me I need a gold mine
 Out in the open countree.
 Ho! Carpenter, plumber and mason to pay,
 And capitalists shaking their heads in a way,
 Not apt, to be sure, to make one feel gay.
 There's no money, I see,
 For my house in the open countree.

Ho! Sheriff, and you've come to see me?
 Come to see me?
 With a fieri facias to sell my house
 Out in the open countree!
 Now, surely, then, I'm a luckless wight
 To be caught this way when money is tight,
 And my five thousand gone higher than Gilderoy's kite.
 There's no money for me
 In a house in the open countree.

—Newark Sunday Call.



Design No. 151.

Residence of J. E. Cronham, Esq., Nutley, N. J.

(COPYRIGHTED.)

Design No. 151 is a photographic view of the residence of J. E. Cronham, Esq., Nutley, N. J. The elevations are treated in the semi colonial style, being well ornamented with octagonal projections, tower, porch and balconies; the square tower being particularly attractive. The first and second stories are clapboarded, with belt course and gables of shingles. Roof is covered with shingles and painted tile red. Blinds are painted olive green. Dimensions: Front, 26 feet; side, 44 ft.; exclusive of bays.

The interior arrangement is very convenient.

The various rooms are connected and separated by sliding doors and portière openings. The hall has a coat closet and is finished in ash, and it contains an ornamental staircase built of ash, and is lighted by stained glass windows on stair platforms. The parlor and sitting room are neatly trimmed in whitewood, and the latter is provided with an open fireplace built of brick; both have a pretty mantel with mirror. The dining room has a bay the whole width of room, and artistic corner china closets. It is trimmed with whitewood, stained oak.

The kitchen and pantries are trimmed with pine, finished in oil. The kitchen is provided with a brick set range, large store closet, wash-trays, sink, stairway to cellar and large porch. The butler's pantry is fitted up with shelves, drawers, dresser and closet. The second floor is trimmed with pine, finished natural. It contains four bedrooms with large closets. The bathroom is wainscoted and furnished complete with good plumbing. The den could be used for sewing room, study or child's room, if desired. The floors throughout on the first story are laid with narrow North Carolina pine for rugs. Those on other stories for carpets. A servant's room can be finished on third floor, with space for one or two more rooms.

There is a cellar under the entire house, with walls of stone.

The house is heated throughout with hot air furnace in cellar.

Heights of ceilings: first story, 9 feet; second story, 8 ft. 6 in.; third story, 8 ft.; cellar, 7 ft.

Design No. 133 illustrates the cottage of Mr. John Howe, at Nutley, New Jersey. The engravings show an attractive and picturesque exterior. The spacious porch, bays and graceful sweeping roof and massive stone chimney make a pleasing effect.

The first story is clapboarded, and second story, gables and roof are shingled.

There is a large cemented cellar under the entire building, and cold cellar under porch, with walls built of brown-stone. The hall has coat closet and handsome platform staircase of ash, with square paneled newels and turned spindle balusters; it is lighted by art stained glass windows. Portière openings connect hall, parlor and dining room. The parlor has an open fireplace of buff brick, with rubbed bluestone mantel, and the dining room an open fireplace, with tile hearth and facings, an attractive mantel, cozy bay window, rear porch and artistic china closet.

The butler's pantry is placed between dining room and kitchen, and has double swinging doors; it is fitted up with a dresser, drawers, small closet and sink. The kitchen is provided with a range set in fireplace. There are also

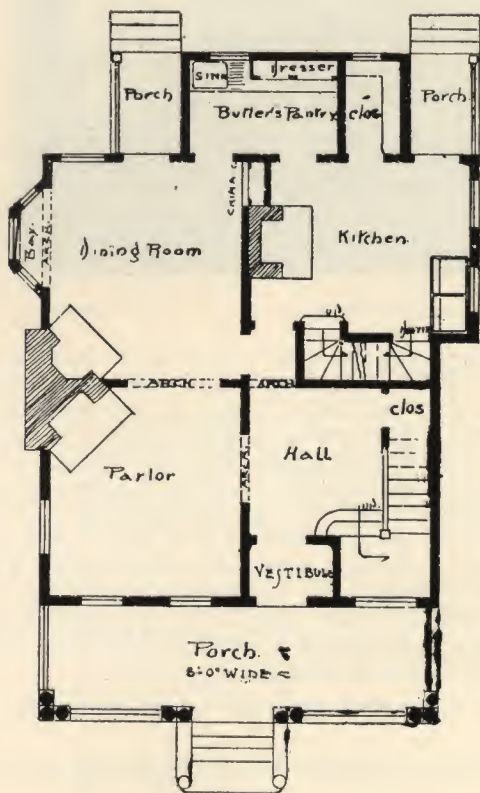
washtubs and all the usual fixtures and large store closet in the kitchen. It has good stairs to cellar and rear porch, and back stairs to second floor, where there are four bedrooms, two of which have open brick fireplaces and pretty mantels. All are provided with closets. An easy stairs run to attic, where there is a servant's room, finished, and storeroom. The casings of main rooms are white-wood, stained; those in other rooms are hard pine, finished natural.

The front and vestibule doors are glazed with beveled plate glass. There is picture molding in all rooms. Hard pine flooring on all floors. The entire building is sheathed with hemlock boards and paper, and built in a thorough manner. All windows have outside blinds, and house is heated throughout by hot air furnace.

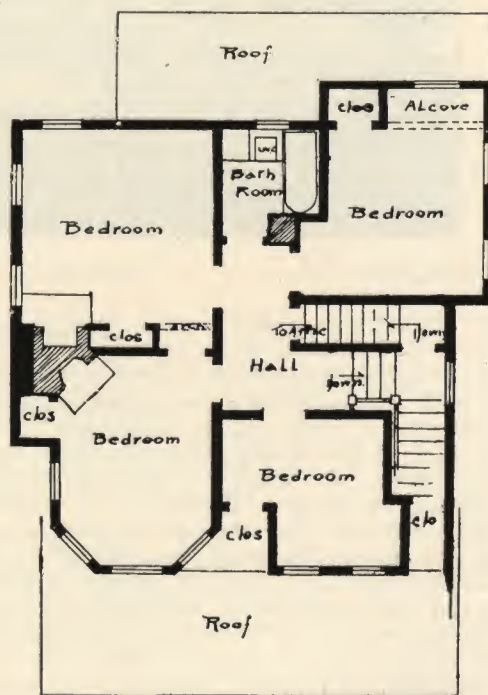
All plumbing is the best sanitary exposed plumbing. The tub is portable; the water closet is first class embossed; the bowl, oval, decorated.

The size of this building is 30 ft. x 43 ft., not including bay.

Heights of ceilings: first story, 9 ft.; second story, 8 ft. 6 in.; third story, 8 ft.; cellar, 7 ft.



First Floor Plan



Second Floor Plan

W. A. LAMBERT:
ARCHITECT:



Design No. 133.

Howe Cottage, Nutley, N. J.

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Design No. 498 is a cottage of quite moderate cost, but at the same time convenient, attractive, and substantial in its general finish.

The first and second stories are clapboarded, mitred at corners; gables and roofs shingled. The location and sizes of the rooms will be seen by observing the plans.

The living-room has portière opening connecting with dining-room. The stairs to second floor go up from living-room, and the stairs to cellar go down under these from hall. The cellar has walls of brick and stone.

The kitchen contains a sink, pump, and large closet. The pantry is fitted with dresser, drawers and shelves. There are three chambers with good closets on second floor, with good stairs to attic, where there is space for two rooms. Outside blinds to all windows. The two chimneys are arched together above roof.

Heights of stories: First, 8 feet 8 inches; second, 8 feet; cellar, 6 feet 6 inches.

Size of building, 18 feet x 36 feet, not including side porch.

Finish, hard white plaster throughout house; spruce flooring on all floors, with pine trim, finished natural in all rooms and staircase; front door glazed with French glass; picture molding and pretty mantel in living-room and dining-room.

There are also a cistern to catch rain water for use of house, and a cesspool and yard house.

House is piped for furnace.

Bathroom could be put in over pantry, with plumbing fixtures complete, if desired.

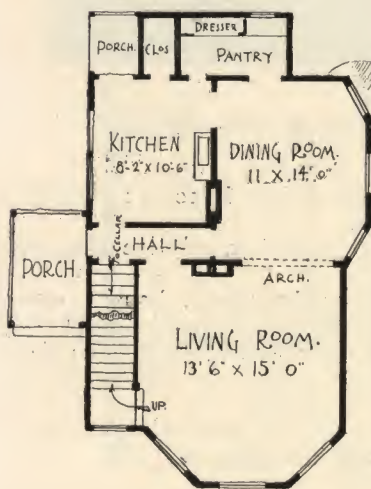
The house would be suitable for a 25-foot lot by omitting side porch and putting one on front.



Design No. 498.

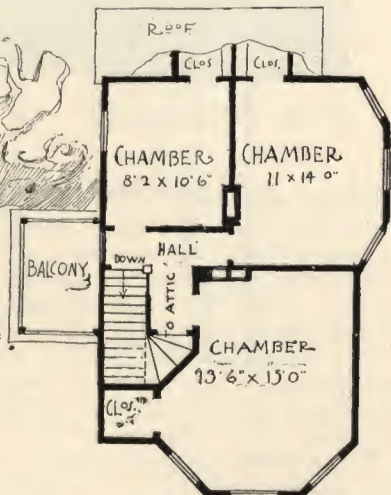
Perspective View.

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FIRST FLOOR PLAN.

A PICTURE OF
HOME
OF MODERATE COST.



SECOND FLOOR PLAN.

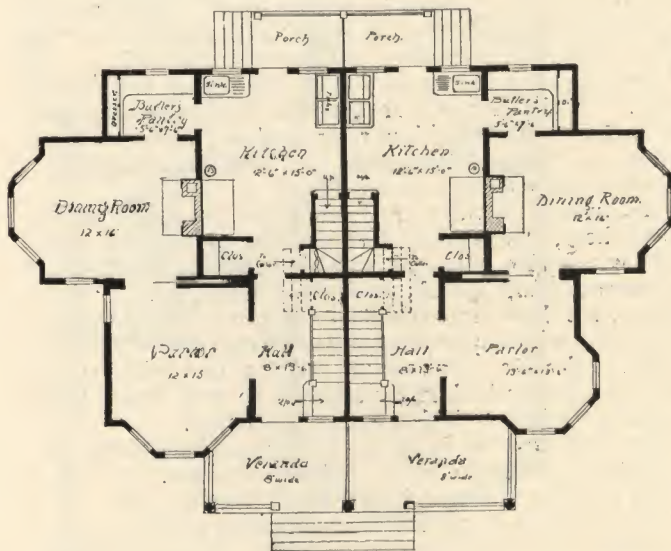
DESCRIPTION ON PAGE 39.



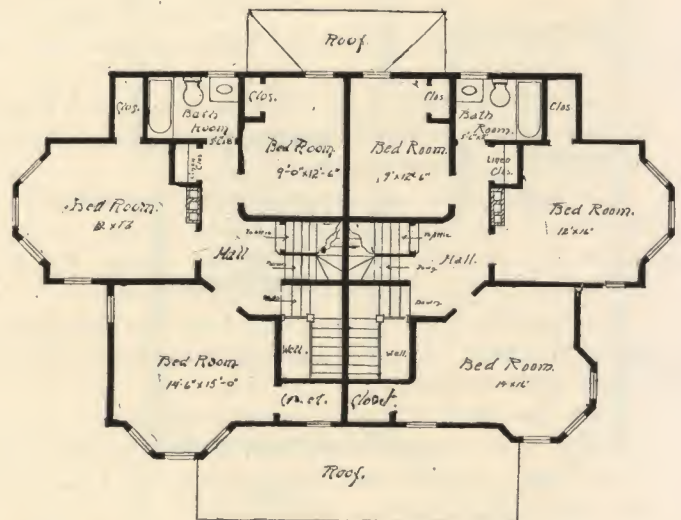
Design No. 220.

Double House at Morris Park, Long Island.

(COPYRIGHTED.)



FIRST FLOOR PLAN.



SECOND FLOOR PLAN

DESCRIPTION ON PAGE 42.

Design No. 214.—Represents the residence of W. L. Hatch, Esq., Nutley, N. J. It has also been erected at Hackensack, N. J., with kitchen extension, as shown by plan No. 214½. The design combines an artistic exterior and a convenient interior.

The first story is clapboarded and painted yellow. The second story and gables are shingled and stained a light brown. Trimmings are cream white, and blinds bottle green. Size of building, 22 x 30, not including porch or bays.

Heights of ceilings: first story, 8 feet 10 in.; second story, 8 ft. 4 in.; third story, 7 ft. 6 in.; cellar, 7 ft.

There is a large plastered and cemented cellar under the entire building, containing a good sized, light and airy laundry, with stone tubs, a servant's water closet, and coal bins.

The porch on front is of good size, with a cozy seat.

The hall contains a handsome platform staircase of ash. It is lighted by a handsome art stained glass window.

The parlor has a cozy bay and portière opening, connecting with hall; is furnished with handsome Colonial mantel, and is finished in white and gold.

The dining room is furnished with an attractive Colonial mantel, large bay, and woodwork in oak finish.

The kitchen is provided with a range, with canopy and ventilator so arranged that all smoke and smells from the kitchen will be carried up the chimney. There is also a sink and all the usual fixtures and large pantry in the kitchen. It has a good stairs to cellar and an inclosed porch at rear. Woodwork is hard pine, finished natural. There are four bedrooms on second floor, and four good sized closets. The main front bedroom has a cozy bay, and the bedroom over the dining room has woodwork finished in white and gold. The woodwork in the other rooms is hard pine, finished natural.

The front door is glazed with French glass. Picture molding in all the main rooms.

The floors throughout are of best hard pine, finished in oak in main rooms. The entire building is sheathed with hemlock boards and paper, and built in a thorough and perfect manner.

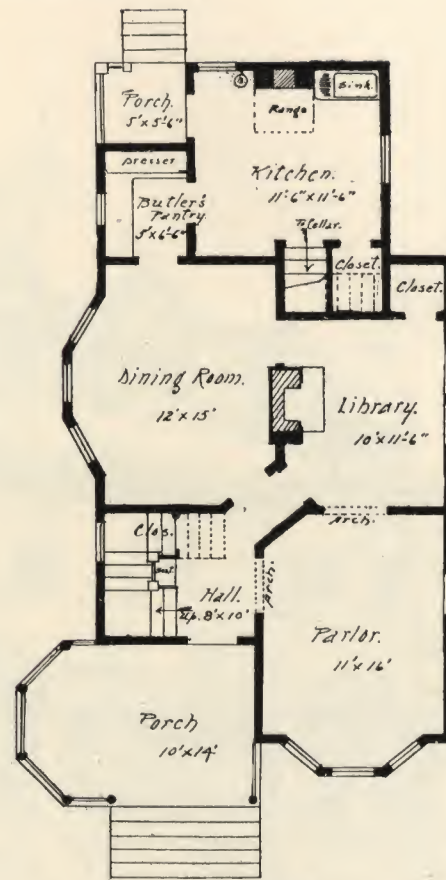
It is heated throughout by a furnace in cellar. There is an easy stairs to attic, where there are two good bedrooms finished and a large store room.

All the walls and ceilings on first and second floors are decorated in water colors with handsome friezes.

The bay windows are provided with inside Venetian blinds, and all other windows have outside blinds.

The bathroom is complete, with first class sanitary exposed plumbing, including bathtub, washbasin and improved washout closet.

Plan No. 214½ is similar in exterior appearance and interior finish and arrangement to No. 214, except that porch is enlarged, and a kitchen, butler's pantry and back porch are added, and a library with fireplace, put in place of kitchen. The second story rooms are the same.



Plan No. 214½.

Design No. 220 represents a double house at Morris Park, L. I. The exterior attractions are spacious verandas, balconies, bays and dormers, and pretty corner tower.

The foundations are built of brick. The walls are clapboarded, except bays and tower, which are shingled, and the roof is covered with black slate.

The halls are of good size, with platform staircase of ash and artistic design, lighted by leaded glass. Large arches or portière openings will connect hall with parlor. In each hall are a hat and coat closet and space for hat rack.

Large bays will add to the size of the parlors and dining rooms. The latter rooms are provided with open fireplaces and cabinet mantels with mirrors, and are connected with parlors by sliding doors. All the principal rooms are trimmed in pine and have pine floors.

The butler's pantries are located between dining rooms and kitchens, and supplied with dressers and closets. The kitchens are also provided with all necessary fixtures and appliances, including sink, wash trays, range, etc.

There are three ample sized bedrooms on second floor of each house, with bays and numerous closets.

Back staircases will connect the kitchens with second story halls, from which runs a staircase to attic, where there is space to finish two bedrooms in each house.

The bathrooms are fitted up with exposed plumbing.

There is a cemented cellar under each house.

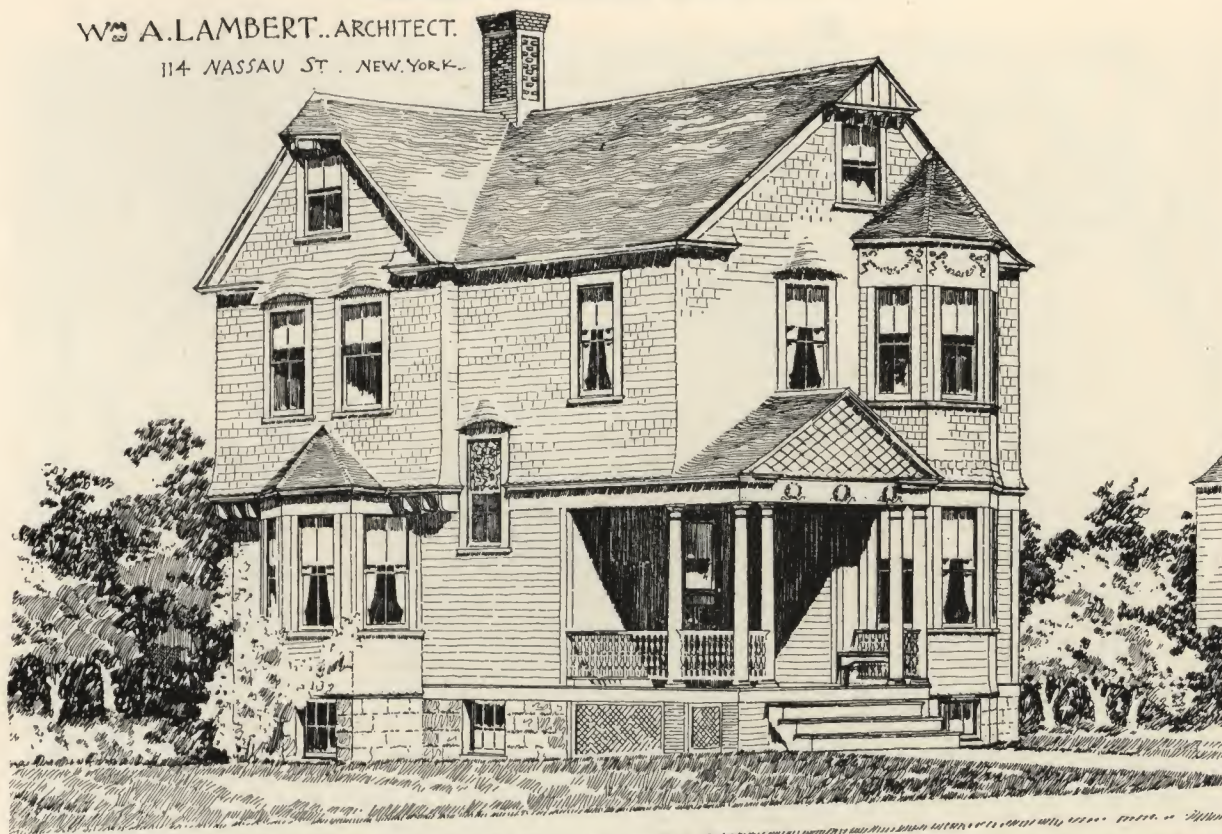
The building is heated by hot air furnace in cellar.

The general size is 35 x 60, not including porch.

Heights of ceilings: first story, 9 feet; second, 8 ft. 6 in.; third story, about 8 ft.; cellar, 7 ft.

W. A. LAMBERT, ARCHITECT.

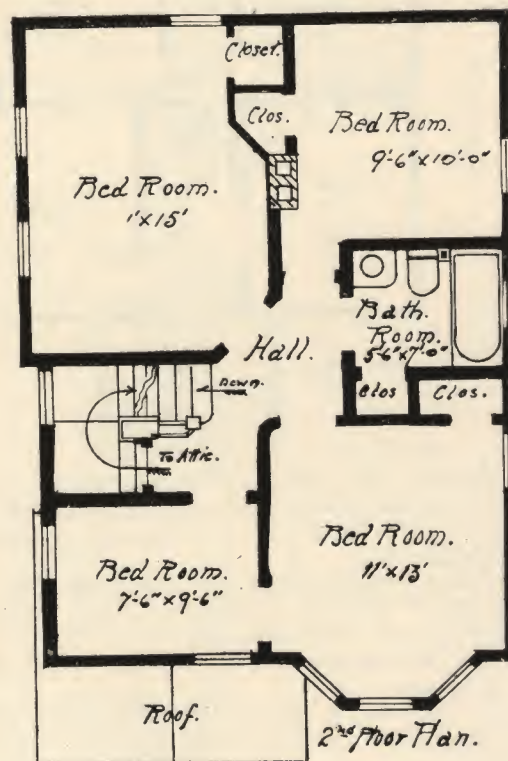
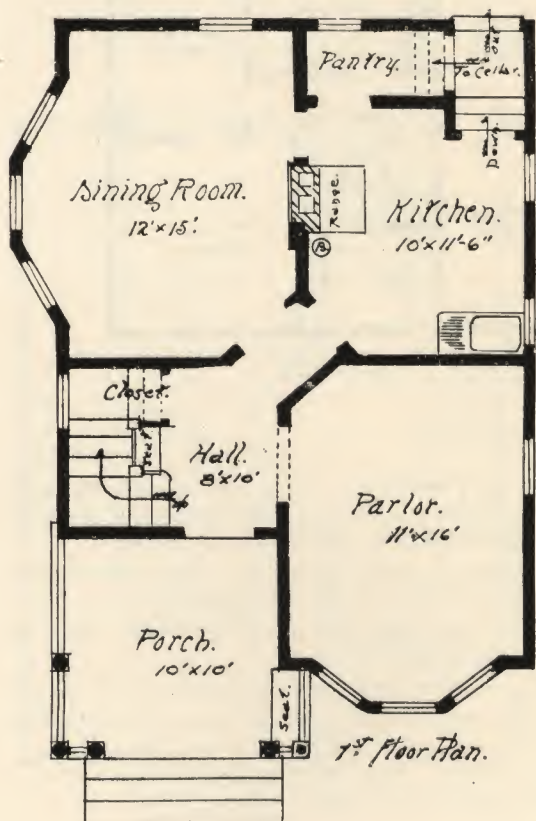
114 NASSAU ST. NEW YORK.



Design No. 214.

Residence of W. L. Hatch, Esq., Nutley, N. J.

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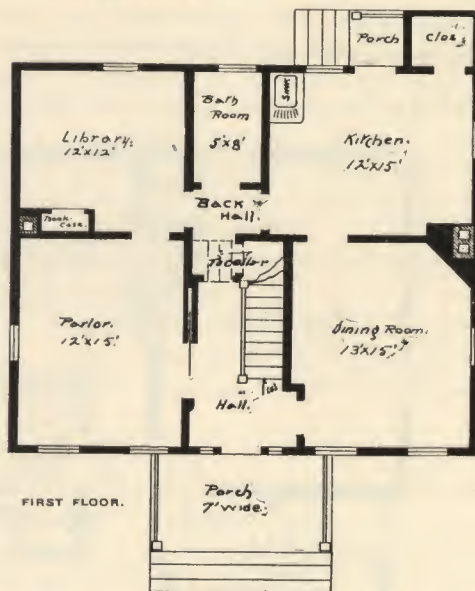




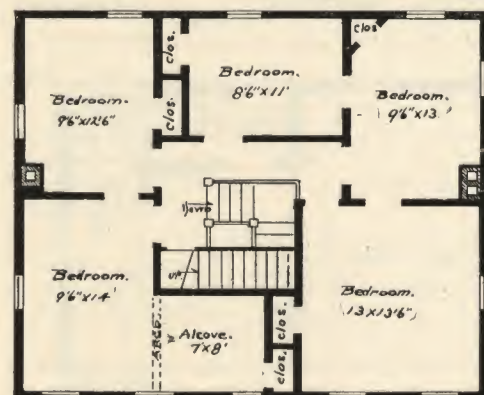
Design No. 271.

Kuck Cottage, Nutley, N. J.

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FIRST FLOOR.



SECOND FLOOR.

Design No. 271 represents the residence of Mr. Kuck, Nutley, New Jersey. It is a plain, simple, square house, so arranged that there is an abundance of room at a very moderate cost.

The sides are covered with clapboards, and the roofs are shingled. There is a cemented cellar under the entire building, with walls of stone.

The hall contains a coat closet and pretty platform staircase of ash.

A bathroom is placed at rear of hall on first floor, and is fitted with bathtub, washbasin, and water closet. In kitchen there are a sink, range, washtubs, and all the usual fixtures and large closet.

There are five bedrooms on second floor, with good closets. The entire building is sheathed with hemlock boards and paper, and built in a thorough manner.

There is an easy platform staircase to attic, where there are three rooms finished and space for another.

All windows are provided with outside blinds. Building is heated with hot air furnace.

All rooms have whitewood casings, stained to suit owner.

The outside measurements are 28 x 34, not including porches.

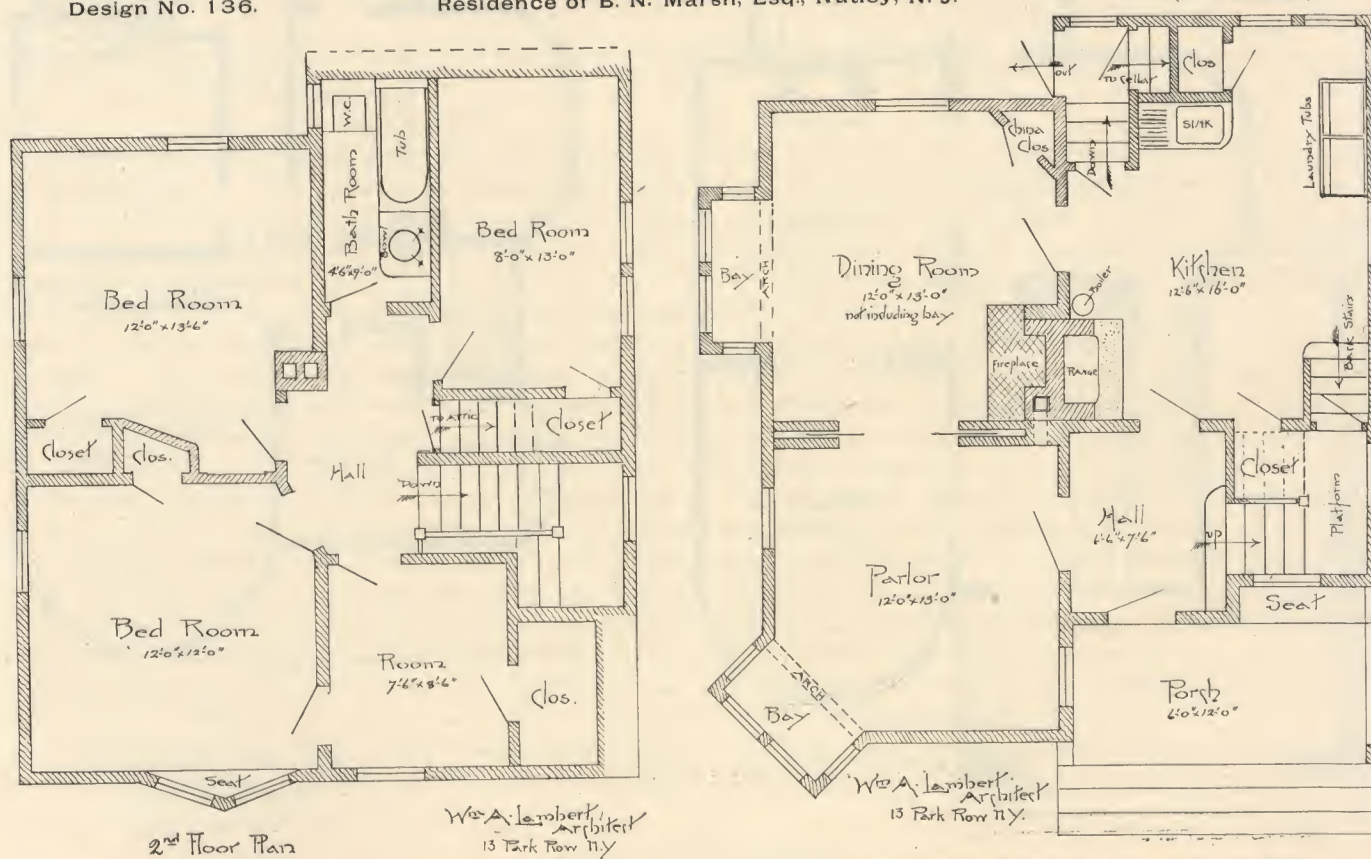
Heights of ceilings: first story, 9 feet; second story, 8 feet 6 inches; third story, 8 feet; cellar, 7 feet.



Design No. 136.

Residence of B. N. Marsh, Esq., Nutley, N. J.

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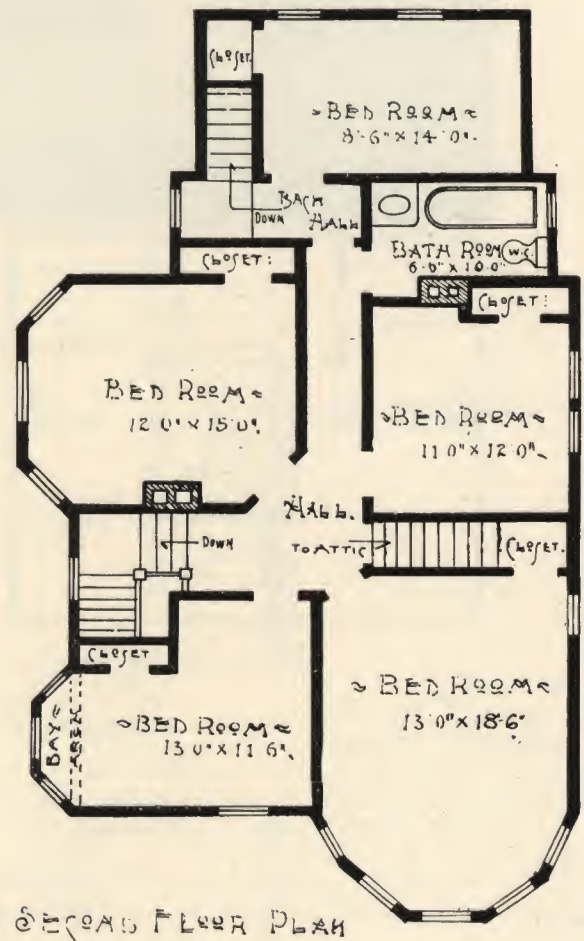
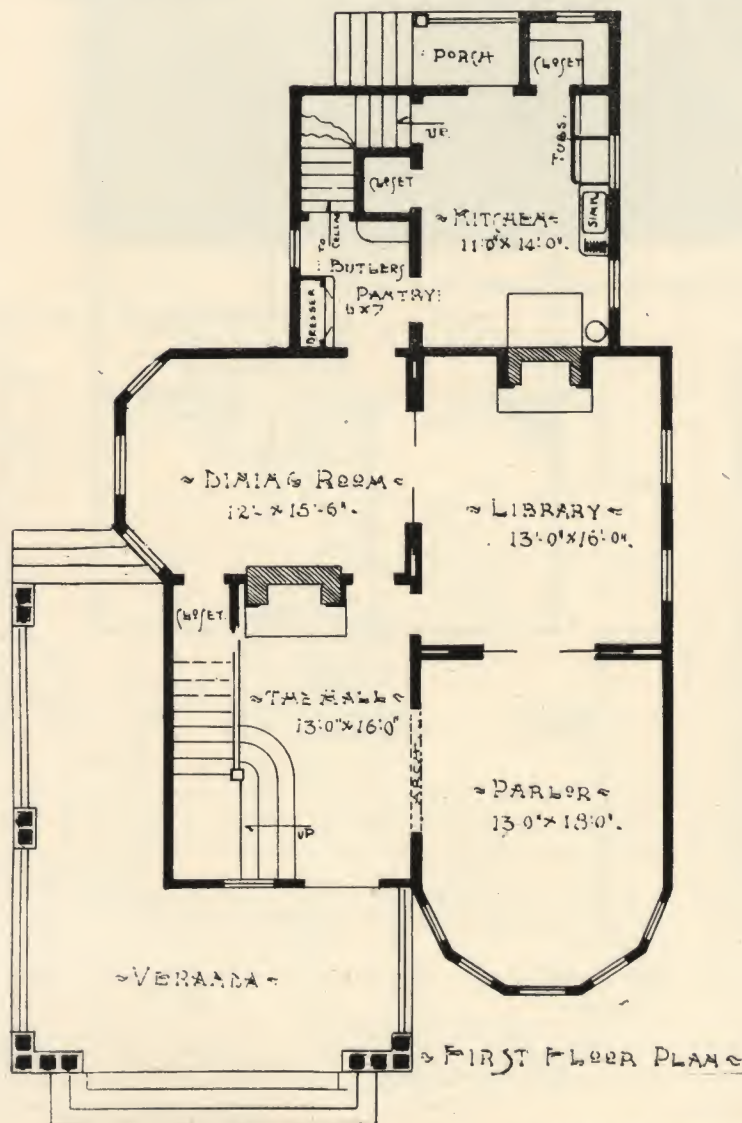
Design No. 136 is similar in interior finish and arrangement to No. 175, on page 55, except that corner bay is square, and range is set in fireplace.



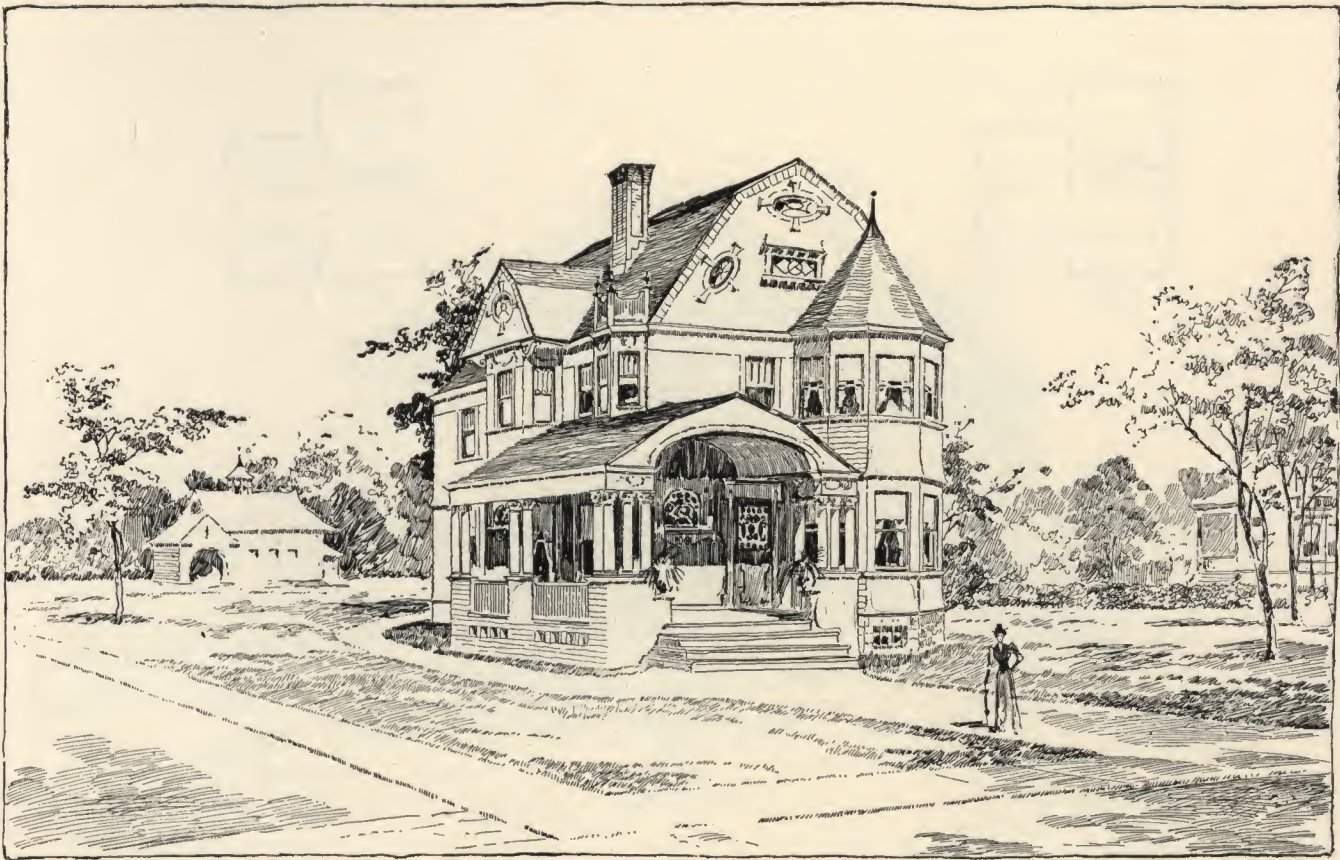
Design No. 479.

Stable at Nutley, N. J.

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~ WM. A. LAMBERT
ARCHITECT:
114 MASSA ST. N.Y. ~



Design No. 217.

An Artistic Home.

(COPYRIGHTED.)

Design No. 217 is the same general interior arrangement and finish as No. 145, except that conservatory and one bay window are omitted. Porch extended around side, and parlor and main bedroom are enlarged, and back stairs and rear open porch are added. The exterior is much more elaborate and expensive, but well worth the extra cost.

Design No. 223 is a residence for Mr. Geo. W. Storm, at Hackensack, N. J. This building is designed in Colonial style of architecture, which has become so popular of late years. It affords good, square, spacious rooms and a large attic.

One of the features of the exterior is the wide porch and balcony above. The sides are clapboarded, and roofs are shingled. There is a large cemented cellar under the entire building, seven feet deep, with walls built of brick, containing laundry, servant's water-closet, and dumb waiter to kitchen.

The main hall, which is entered through a Colonial doorway, is floored with ash. The handsome staircase of ash has platforms halfway, and a seat and coat closet under. The hall is lighted by leaded glass side-lights, and is spacious and inviting, and gives a good impression on entering. The parlor is on the right, separated from dining-room by sliding-doors and from hall by portière opening, so that they may be thrown into one. The butler's pantry is located in rear of hall, between dining-room and kitchen, and has self-closing doors; it is fitted up with a dresser, drawers,

small closet and sink. Dining-room has pleasant bay window, and sitting-room has open fireplace, with tiled mantel.

The kitchen is provided with a fireplace and range and ventilator. There are also a sink and all the usual fixtures and large closet in the kitchen. A back stairs run from kitchen to back hall on second floor.

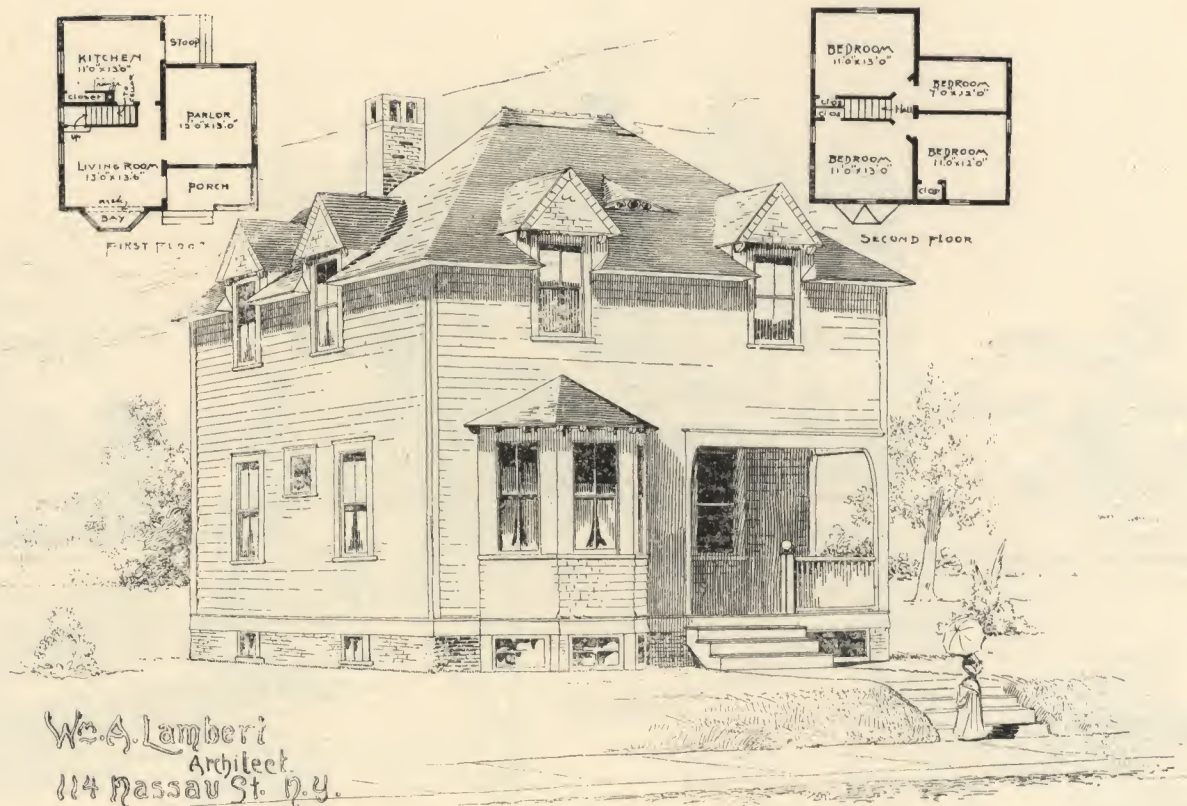
There are four bedrooms on second floor, each provided with ample closets, and the bedroom over dining-room has bay window, and sitting hall has couch in arched recess.

A platform stairs run to attic, where there is space to finish four rooms.

The casings of parlor and sitting-room are California red-wood; dining-room and hall, ash; those in all the other rooms are cypress. All casings are finished natural. The front door is glazed with beveled plate glass. Hard pine flooring on all floors except hall. The entire building is sheathed with hemlock boards and paper.

Dimensions: Front, 38 feet; depth, 34 feet, not including porches and bays.

Ceilings, first story, 10 feet; second story, 9 feet; attic, 8 feet; cellar, 7 feet.



Design No. 227.

Residence of John E. Faith, Esq., Avondale, N. J.

(COPYRIGHTED.)

The same general arrangement and finish as No. 226, page 88.

Design No. 292.—"Improvements on suburban real estate are always interesting, as, with every innovation of importance, the surrounding territory is benefited to a much more appreciable extent than in the city. The above picture shows an attractive structure now in process of erection on the Eli Teeter property, at Nutley, a little distance north of the Avondale station. George Brune is putting up the building, from plans made by William A. Lambert, of New York. Work on the cellar excavation began some days ago. The structure will be 42 x 50 feet in dimensions, and will be of wood. On the ground floor a commodious butcher shop is to be arranged for, and also a bakery, with a good-sized oven in the basement. There will also be a barber shop on the first floor, with two connecting billiard rooms behind it. The second and third floors will be cut up into apartments, with private halls, ranges, hot and cold water and other improvements. The building will be heated by steam and lighted by electricity."—*Newark Sunday Call*.



Design No. 292.

(COPYRIGHTED.)

Store Building, Avondale, N. J.



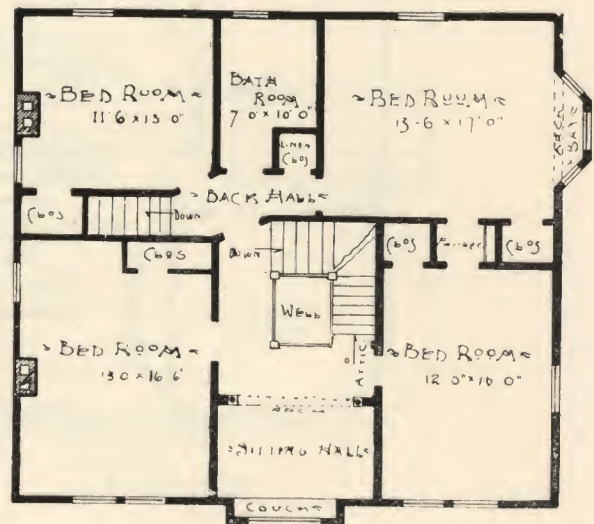
Design No. 223.

Residence for Geo. W. Storm, Esq., Hackensack, N. J.

(COPYRIGHTED.)



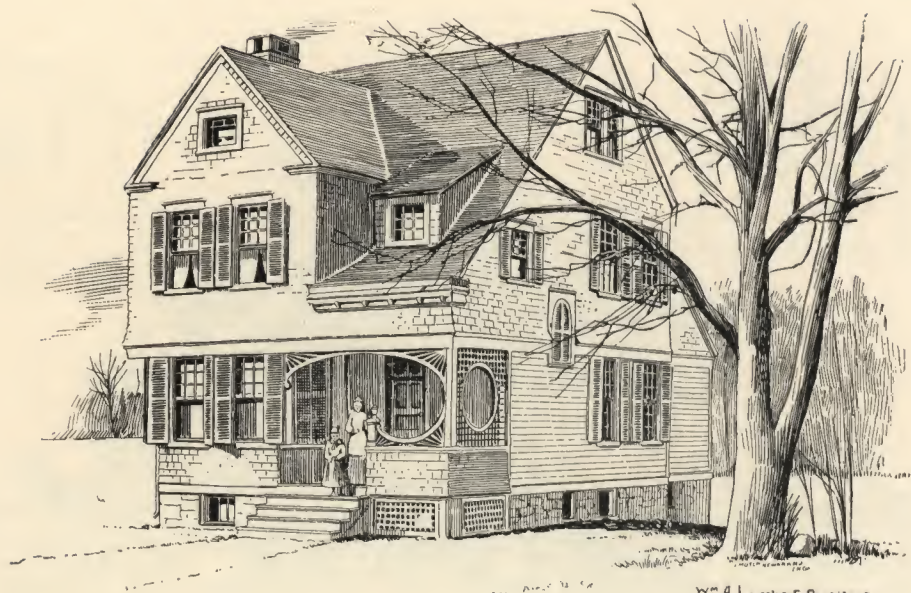
FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

DESCRIPTION ON PAGE 47.

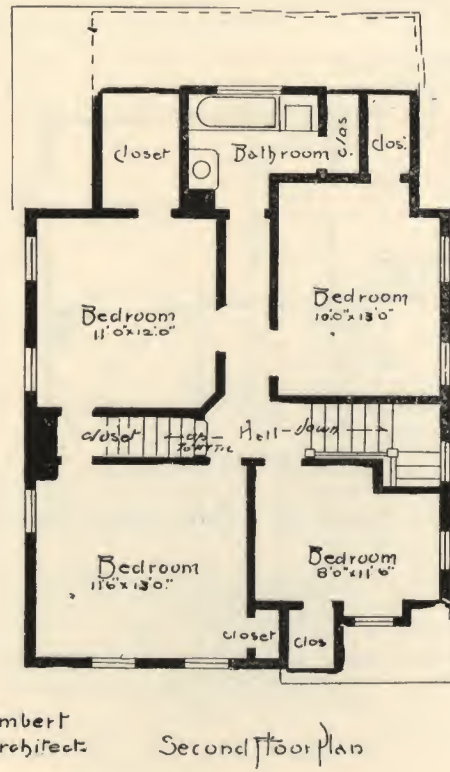
LAMBERT'S SUBURBAN ARCHITECTURE.



Design No. 124.

Residence of C. B. Van De Water, Esq., Nutley, N. J.

(COPYRIGHTED.)



Wm. A. Lambert
Architect

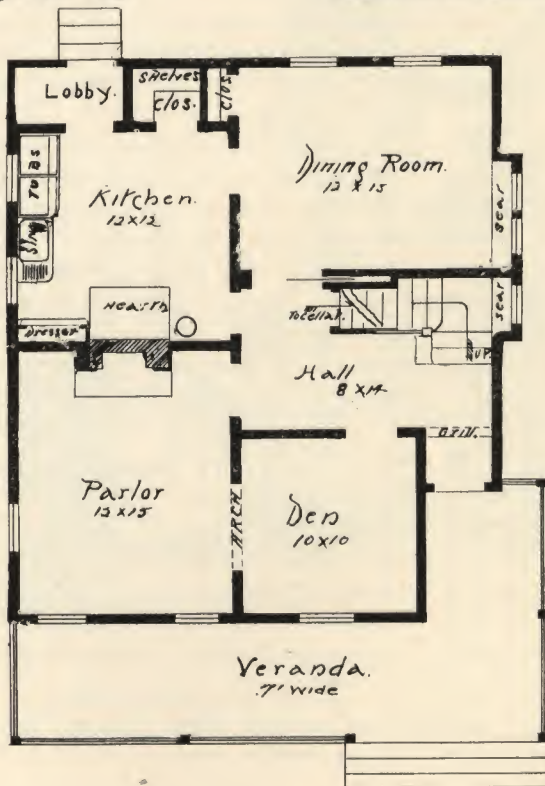
DESCRIPTION ON PAGE 52.



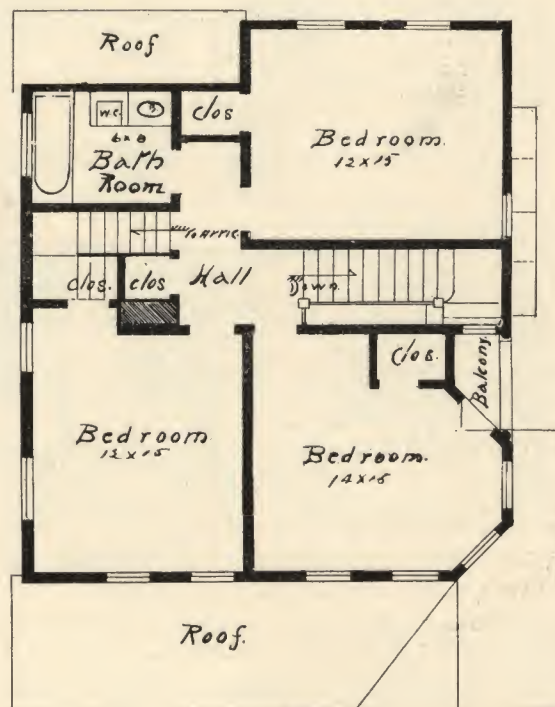
Design No. 109.

Residence of John J. Malmar, Esq., Nutley, N. J.

(COPYRIGHTED.)



First Floor Plan.



Second Floor Plan. *W. A. Lambert architect.*

Design No. 124 represents the residence of Mr. Charles B. Van De Water, Nutley, New Jersey. This design is treated in a simple but pleasing manner, all unnecessary ornamentation being avoided.

The first story is covered with clapboards. The second story, gables, bays and the roofs are shingled. The first story is painted yellow, the shingles stained an orange color, with white trimmings and dark green blinds. Roof shingles left to weather silver gray.

There is a cellar under the entire building, with walls of stone and brick.

The porch on front is an attractive feature. The hall contains a coat closet and pretty platform staircase, and is finished in China gloss.

The parlor has a portière opening connecting with hall, and is finished in whitewood.

Sitting room and parlor each have an open fireplace, with grate and attractive mantel. There is a large bay the whole width of parlor; sitting room has whitewood finish, and portière opening connecting with parlor.

A butler's pantry is placed between dining room and kitchen, and there are a sink, brick set range, washtubs, and all the usual fixtures, and closet in the kitchen.

There is a combination cellar stairway, by which, on going down a few steps to a platform, you can walk on the grade level. By this arrangement we save the expense of an outside kitchen porch and a hatchway to the cellar, and get a more convenient and better arrangement in many ways.

There are four bedrooms on second floor, and six good closets; woodwork is of pine, finished natural. The front door is ash, paneled and glazed with plate glass. The floors throughout are of best pine.

The entire building is sheathed with hemlock boards and paper, and built in a thorough manner.

There is an easy platform staircase to attic, where there is a servants' room finished, and space for another bedroom and storeroom.

All windows, except in attic, are provided with outside blinds.

The bathroom on second floor is fitted complete with bath, bowl and water-closet.

The porch on side of kitchen is inclosed in glass, and used as conservatory in winter.

The outside measurements are 26 ft. x 40 ft.

Heights of ceilings: first story, 9 ft.; second story, 8 ft. 6 in.; third story, 7 ft. 6 in.; cellar, 7 ft.

Design No. 109 is the residence of Mr. John J. Malar, at Nutley, New Jersey; it presents a tasty building, with attractive tower, unique dormer and bay windows.

It has a spacious veranda and a roomy, unusual but well arranged interior. Dimensions: 28 ft. front; side 32 ft., not including veranda or bay. Heights of ceilings: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in.; third story, 8

ft. Foundation of brownstone, rock faced. Cemented cellar.

The first and second stories and gables are clapboards, and the roofs are shingled. Hall is lighted by stained glass windows, and has ash staircase of special design, with cozy seat on platform.

Floors throughout are of hard pine. All the main rooms are trimmed with whitewood, and other rooms with North Carolina pine, finished natural. Parlor and den are connected by portière openings. The former has open fireplace, finished with hardwood mantels and beveled plate mirrors. The dining room has a neat bay window and is fitted with china closet and sliding door connecting with hall. Kitchen is fitted with sink, washtubs, range, dresser, and large closet. An inclosed lobby, with glazed doors, keeps out the cold winds in winter.

The second story contains three good sized bedrooms, with large closets. The balcony off front room can be inclosed with netting and make a very cozy place on warm summer days. The bathroom is fitted complete with exposed plumbing, and there is a linen closet in hall. A wide platform stairs run to attic, where is one large room finished, and space for one more. Windows are provided with outside blinds, and house is heated by hot-air furnace.

Design No. 422 combines an artistic exterior and a convenient interior.

The first story is covered with clapboard, mitred at corners. The second story, gables and roof are shingled. Size of building, 24 x 33.

Heights of ceilings: first story, 9 ft.; second story, 8 ft. 4 in.; third story, 7 ft. 6 in.; cellar, 7 ft.

There is a large cemented cellar under the entire building.

The hall contains a handsome platform staircase of ash. It is lighted by a group of three art stained glass windows.

The parlor has portière opening connecting with dining-room; is furnished with neat Colonial mantel.

The kitchen is provided with a range, sink, laundry tubs, and all the usual fixtures. A large pantry is fitted up with dresser, drawers, and closet.

There are three chambers on second floor and five good sized closets. The woodwork in the rooms is pine, finished natural.

The front door is glazed with French glass. Picture moulding in all the main rooms.

The floors throughout are of pine. The entire building is sheathed with hemlock boards and paper, and built in a thorough and perfect manner.

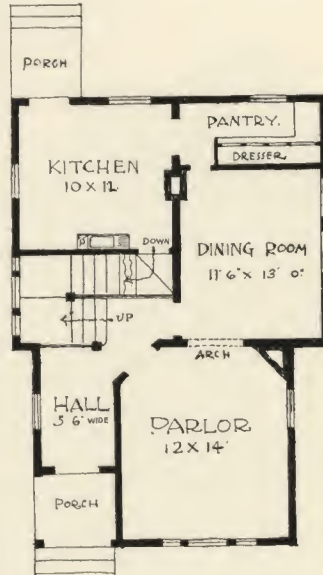
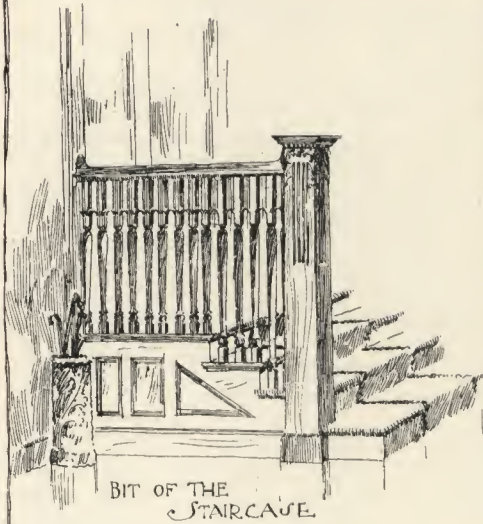
It is heated throughout by a furnace in cellar. There is an easy stairs to attic, where there is space for two good bedrooms and store-room.

The windows are provided with outside blinds.

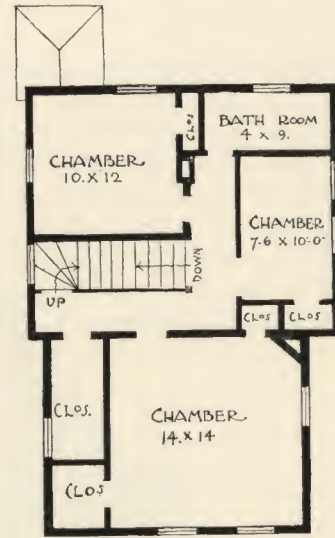
The bathroom is complete with bathtub, washbasin, and improved washout closet.

DESIGN No 422.

DESIGN FOR A MODERATE COST DWELLING



FIRST FLOOR



SECOND FLOOR

WM A. LAMBERT.
ARCHITECT.
114, NASSAU ST. N.Y.



Design No. 175 is a photographic view of a house that has been built in several New Jersey towns. It was the aim, in designing this building, to make a convenient, economical, and artistic house, suitable for a suburban home for a family of moderate means.

The building is particularly attractive, has many pleasing features, and has proved to be one of the most popular houses of the kind ever designed, several having been built at Rutherford, Avondale, Passaic, Nutley, and Great Notch, N. J., and, with some slight alterations, in other suburban towns. It is a roomy, convenient, and handsome house, at a very moderate cost. There is a good cellar under the entire building, with walls built of rock-faced quarry stone, carried to sill on corner bay, which gives a very pretty and substantial effect.

The first story is clapboarded; second story, gables and roofs are shingled. Hall is lighted by large window, and has ash staircase of special design. A back stairs from kitchen connect with main stairs on platform.

Floors throughout are of hard pine. All the main rooms are trimmed with whitewood, and other rooms with North Carolina pine, finished natural. Parlor and dining-room are connected by sliding doors. The latter has open fireplace, finished with hardwood mantels and beveled plate mirrors. The dining-room has a square bay window, and is fitted with corner china closet. Parlor has cozy seat bay, with panels under. Kitchen is fitted with sink, washtubs, range, and two closets. There is an inclosed lobby at rear, with glazed doors to keep out the cold winds in winter.

The second story contains four bedrooms, with good closets. The main bedroom has elbow seat bay. The bathroom is fitted complete with tub, washbasins, and water-closet. A wide platform stairs runs to attic, where there is space to finish two rooms. All windows are provided with outside blinds. House is heated by hot air furnace. The entire building is sheathed with hemlock boards and paper, and built in a thorough manner.

The size of building is 26 x 30 ft., not including bays or porch.

Heights of ceilings: first story, 8 ft. 8 in.; second story, 8 ft. 2 in.; cellar, 7 ft.; attic, 7 ft. 6 in.

Design No. 148 represents the residence of Mr. Wm. J. Vreeland, Nutley, New Jersey. This design of Colonial style is treated in a simple but pleasing manner, all unnecessary ornamentation being avoided.

The sides are covered with clapboards mitred at angles on bay, and the roof is shingled. The body is painted Colonial yellow, with white trimmings and dark green blinds. There is a cellar under the entire building, with walls of stone.

The porch on front is of good size, with balcony on top.

The hall contains a pretty platform staircase of ash, with square newels and turned balusters, with a neat bookcase built in under same (as shown by photographic view). A fretwork grille and portière shut off the kitchen and dining room doors from main hall.

The parlor has a portière opening connecting with hall, and is finished in whitewood.

The dining room has an attractive mantel, large bay the

whole width of room, whitewood finish, and sliding doors connecting with parlor.

A pantry is placed between dining room and kitchen, and there are a sink, brick set range, washtubs and all the usual fixtures, and closet in the kitchen. It has a good stairs to cellar, and a porch at side.

There are four bedrooms on second floor, and four good closets, woodwork of pine, finished natural.

The front door is ash paneled. The floors throughout are of best pine.

The entire building is sheathed with hemlock boards and paper, and built in a thorough manner.

There is an easy platform staircase to attic, where there is space for three good bedrooms and a storeroom.

All windows, except attic and double staircase windows, are provided with outside blinds.

A bathroom can be made on second floor by omitting alcove and adjoining closet. It can be entered from bedroom or by a passage way from hall.

The outside measurements are 26 x 31 ft., not including bay or porches.

Heights of ceilings: first story, 9 ft.; second story, 8 ft. 6 in.; third story, 8 ft. 6 in.; cellar, 7 ft.

Design No. 181.—This building is designed in the Colonial style, affording good, square, spacious rooms and a fine attic. The exterior is sufficiently broken by bays, portico, and dormers to give it a pleasing, refined, and rich appearance. There is a large cemented cellar under the entire building, seven feet deep, with walls built of stone, containing a good laundry, with stone tubs, and servants' water closet.

The main hall, which is entered through a Colonial doorway, is floored with ash, with handsome platform staircase of ash. It is lighted by art stained glass windows and side lights, and is spacious and inviting, located in the centre of the house, with parlor on the left and dining-room on the right, separated by sliding doors and portière opening, so that they may be thrown open into one. The butler's pantry is located between the hall, dining-room, and kitchen, and has double swinging doors. It is fitted up with a dresser, drawers, and small closet. Dining-room has open fireplace, with tiled mantel, and artistic china closet.

The kitchen is provided with a range, with canopy and ventilator, so arranged that smoke and smells from the kitchen will be carried up the chimney. There are also a sink and all the usual fixtures, and two large closets in the kitchen. It has back stairs to second floor, and stairs to cellar; also rear porch.

There are four bedrooms on second floor, each provided with ample closets; and good stairs to attic, where there is space for four rooms.

The casings of parlor, dining-room, and hall are whitewood; those in all the other rooms are North Carolina pine, finished natural. The front door is glazed with beveled plate glass; picture moulding in all the rooms; hard pine flooring on all floors, except hall. The entire building is sheathed with hemlock boards and paper.

Dimensions: Front, 40 ft.; depth, 31 ft., not including porches.

Ceilings: first story, 9 ft. 2 in.; second story, 8 ft. 8 in.; attic, 8 ft. 4 in.; cellar, 7 ft.

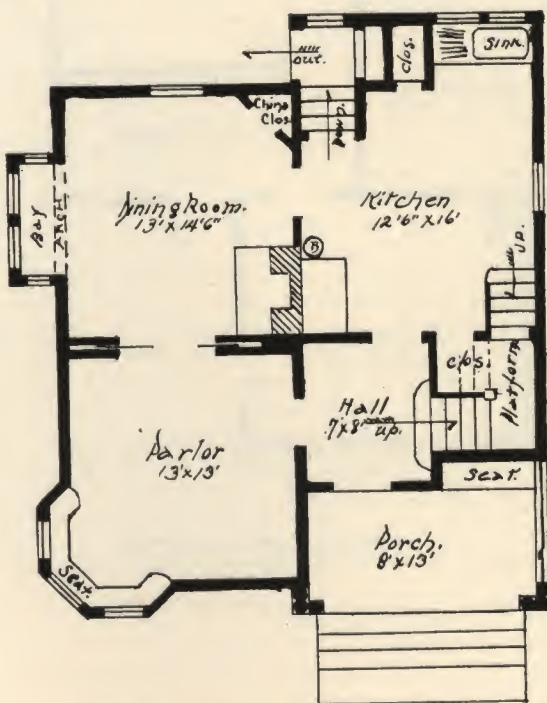
Note.—The general exterior design of this building could be carried out with interior arrangement like No. 223.



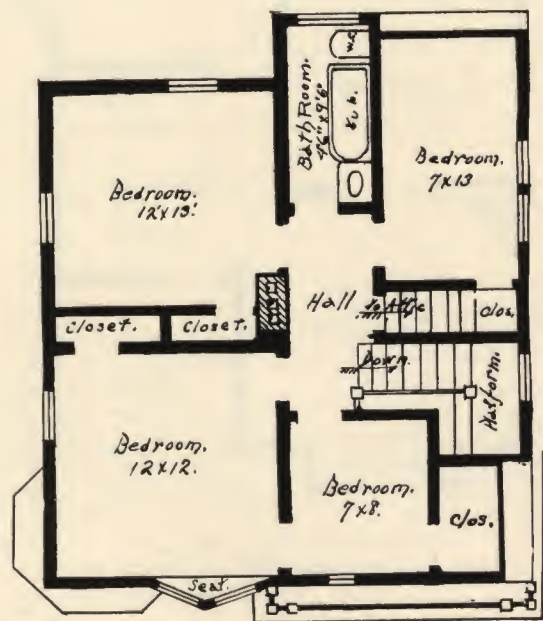
Design No. 175.

Residence of P. L. Buchanan, Esq., Great Notch, N. J.

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First Floor Plan.



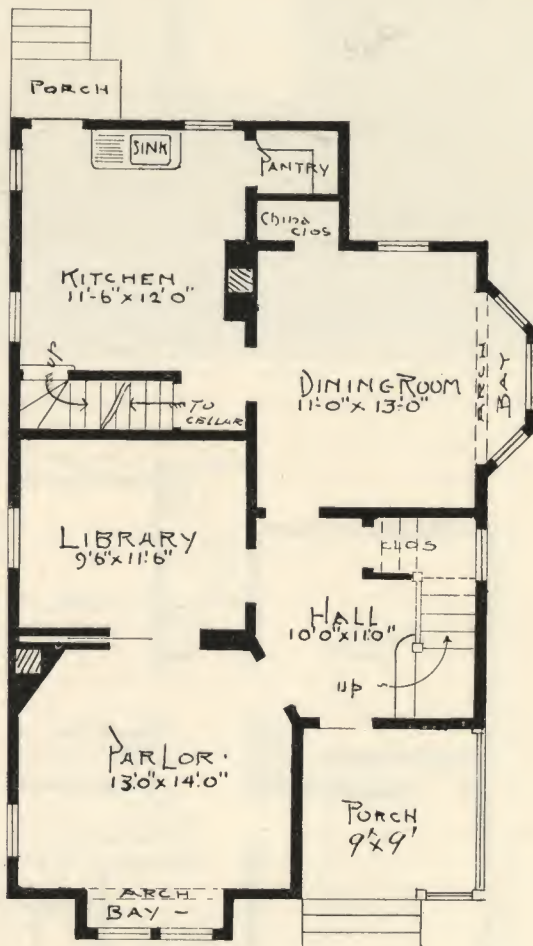
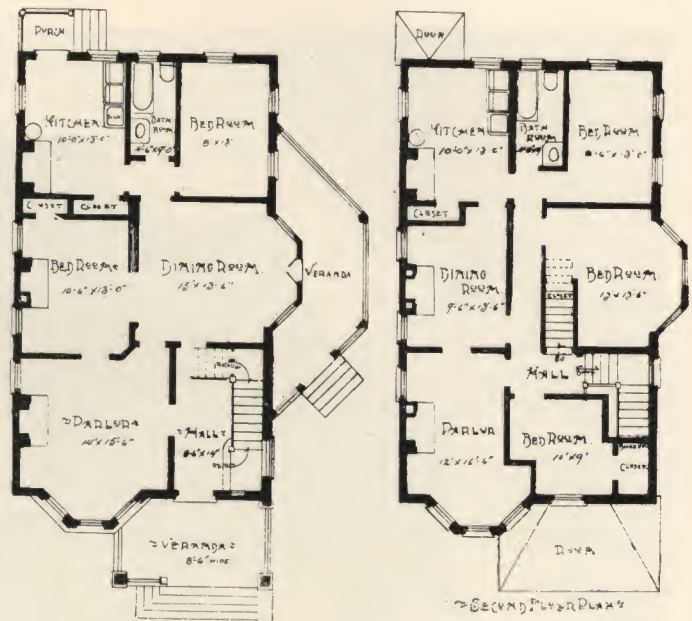
Wm. A. LAMBERT ARCHT Second Floor Plan.
114 MASSA ST. N.Y.:



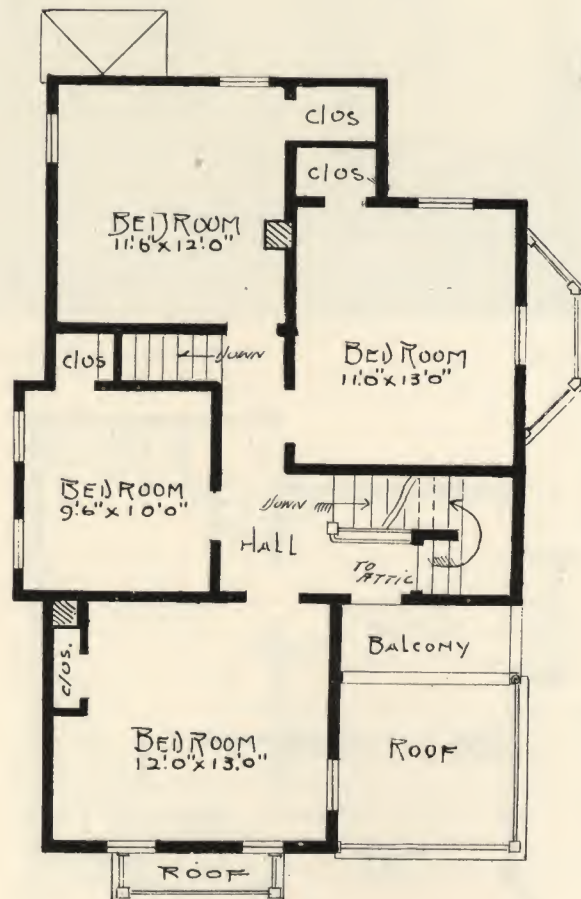
House at South Passaic, N. J.

Design No. 232.

(COPYRIGHTED.)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

W. ALAMBERT ARCHITECT
NEW YORK

PLANS OF DESIGN No. 112.



Design No. 112.

Residence of Mr. S. N. Lippincott, Avondale, N. J.

(COPYRIGHTED.)

Design No. 112 is the residence of S. N. Lippincott, Esq., at Avondale, N. J.; it presents a tasty building, Colonial in style, with attractive balconies and dormer windows.

It has a good square porch on front and rear, and a roomy, well-arranged interior. Dimensions: 24 ft. front; side, 40 ft. Heights of ceilings: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 4 in.; third story, 8 ft. Foundation of brownstone, rock faced.

The first and second stories are clapboards. The dormer windows are shingled. Roof shingled. The body of the house is painted Colonial yellow, with cream white trimmings and bottle green blinds. The platform staircase is of unique design in ash.

Floors throughout are of hard pine. All the main rooms are trimmed with North Carolina pine, finished natural. Parlor and library are connected by sliding doors, and are finished with hardwood mantels and beveled plate mirrors. The former has an arched bay window. Dining room is also provided with a bay, and is fitted with china closet and shelf mantel. Kitchen has large closet and sink, and pump supplied with water from cistern in yard. There is a back stairs from kitchen to second story, which contains four bedrooms with large closets. The balcony off hall can be inclosed with netting and made a very cozy place in warm summer days. A wide platform stairs run to attic, where there is room to finish two or three bedrooms and storage room. There are outside blinds to all windows, except the attic.

This house is provided with partition pipes and registers, but no furnace.

Complete plumbing can be put in this house if desired, using the small bedroom as bathroom.

Design No. 232 represents a two-family house at Passaic, N. J.

The foundation and first and second stories are built of brick, with brownstone trimmings, and roof is covered with black slate.

The halls are of good size, with platform staircase of ash.

Large bays will add to the size of the parlors, dining room and bedroom, which are provided with open fireplaces and cabinet mantels and mirrors. All the rooms are trimmed in pine and have pine floors.

The kitchens are provided with all necessary fixtures and appliances, including sink, wash-trays, range, etc.

The rooms have ample sized closets. From second story hall is a staircase to attic, where there are three bedrooms, finished.

There is bathroom on each floor, fitted up complete, with bathtub, washbasin and water-closet.

There is a cemented cellar under entire house. The building is heated throughout by hot air furnace in cellar. The general size is 25 x 43 ft., not including porch or bays.

Heights of ceilings: first story, 9 ft.; second story, 8 ft. 6 in.; third story, about 8 ft.; cellar, 7 ft.



(COPYRIGHTED.)

VIEW OF FIREPLACE NOOK IN DEN.

House of Mrs. A. M. Brittan.

Design No. 235.—This house is the property of Mrs. A. M. Brittan, Hackensack, N. J. It has also been erected at Englewood, Passaic and Nutley, N. J., with some slight changes. In each case it has been very much admired. The interior arrangement is excellent.

The broad, sweeping, overhanging roof supported on brackets, the dormer window and dome-shaped tower are pleasing and unique features. It is built in a thorough first-class manner, the materials being of the best quality, and workmanship unsurpassed. The entire exterior, including roofs, is shingled and stained a rich brown, with dark red roof, ivory white trimmings, and dark green blinds. There is a good sized porch on front and rear, and a large cemented, well lighted cellar under the entire building. It contains a servants' water closet, coal bins and separate cold cellar. The main hall is in the centre of the building, connected by portière openings with parlor and den on either side. It is separated from staircase hall by portière opening, containing handsome fretwork grilles. The staircase hall contains a paneled platform staircase in ash of artistic design.

The front door is glazed with a large pane of beveled plate glass and has art-stained glass side light. The parlor has a large bay the whole width of the room, and sliding doors connected with dining room; is furnished with Colonial mantel. The den also has an open fireplace and artistic mantel in nook, with seats on sides and arch above, set off with moorish fretwork grille (see sketch). Dining room has large bay and door connecting with hall and butler's pantry, which is located in rear of hall, between

the dining room and kitchen, and has double swinging doors; it is fitted up with a sink, dresser, drawers and closets.

The kitchen is provided with a range, with ventilator so arranged that all smoke and smells from the kitchen will be carried up the chimney. There is also a sink, and all the usual fixtures, and large store closet and cupboard.

It has convenient back stairs to second floor, with pot closet under, and easy platform stairs to cellar. There are four good sized, light and airy bedrooms and a bathroom on second floor, each provided with ample closets. The parlor bedroom has a large bay. There is a good linen closet in hall, fitted with shelves, drawers, etc.

An easy platform staircase runs to third floor, where there is one room finished, allowing for storage, and to finish two more rooms.

The space in dome can be finished to peak, to be used as a studio, den or bedroom.

All plumbing is the best sanitary exposed work. The bathtub is portable, with enamel finish, with first-class water closet.

The building is heated throughout by a furnace in cellar.

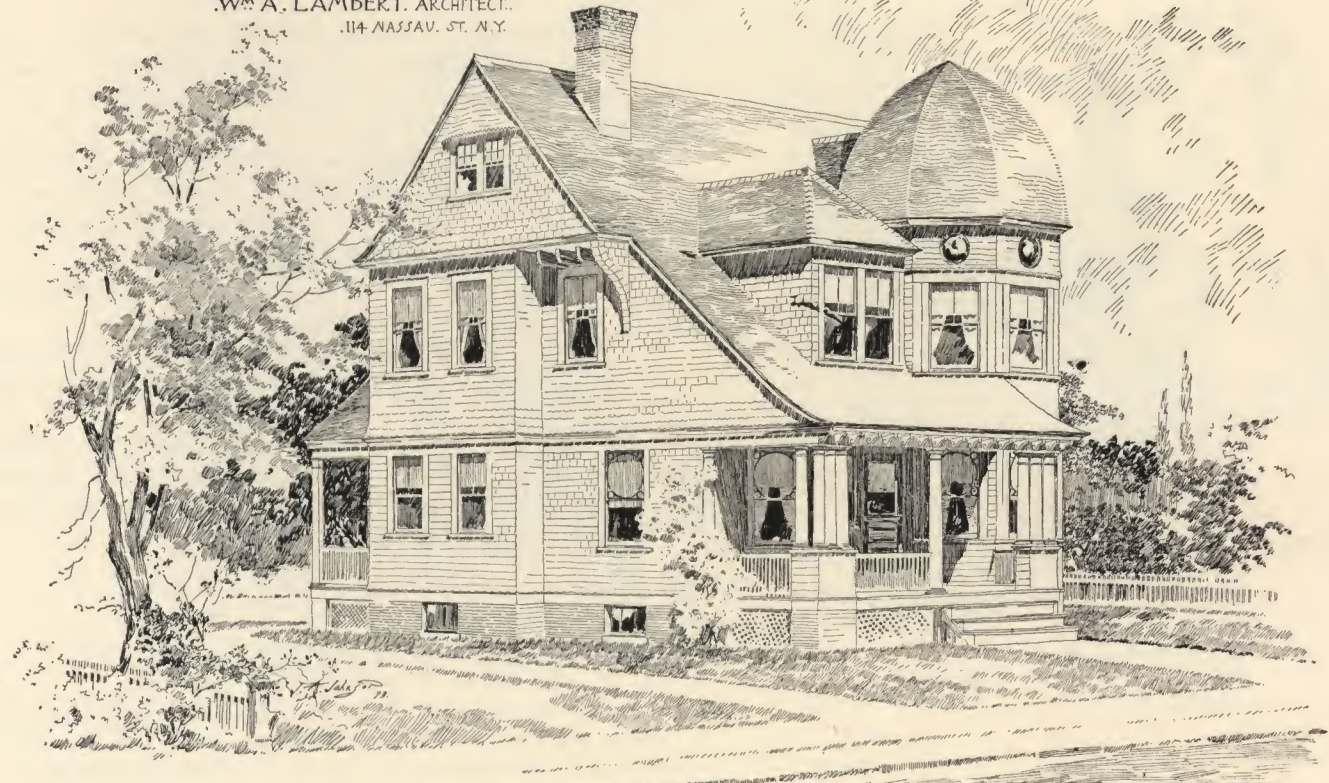
The casings of parlor and den are California redwood, with ash in hall, and cypress, finished natural, in the other rooms.

All windows are provided with outside blinds.

The ceilings are: first story, 9 ft.; second story, 8 ft. 6 in.; third story, 8 ft.; cellar, 7 ft.

The size of building is 32 ft. front, not including bay, and 34 ft. 6 in. deep, not including porches.

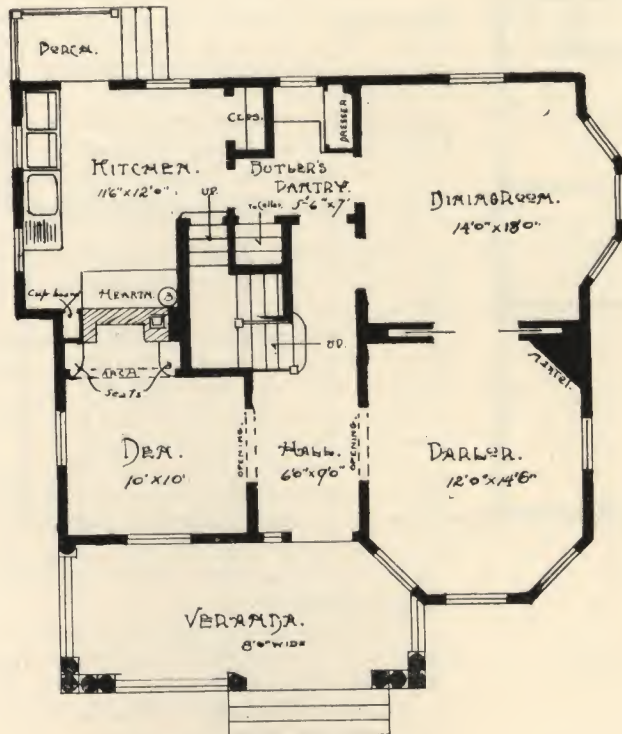
WM. A. LAMBERT, ARCHTCT.
114 NASSAU ST. N.Y.



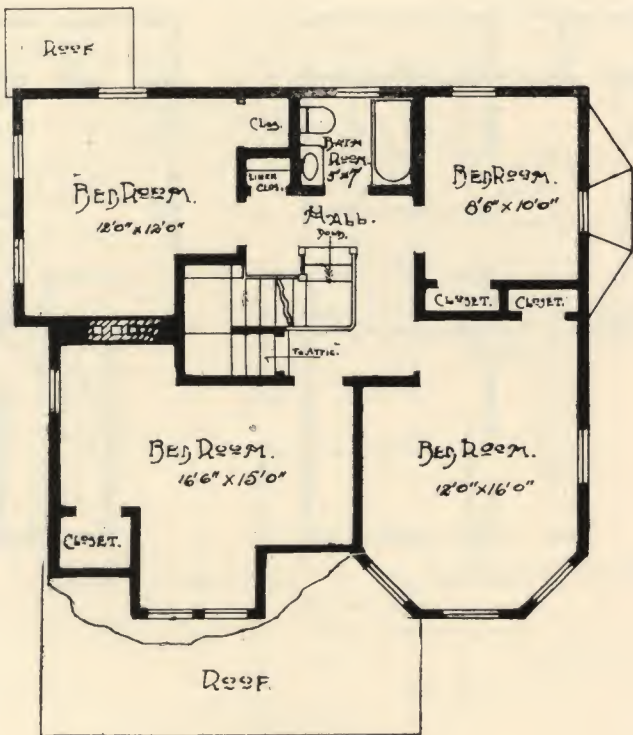
Design No. 235.

House of Mrs. A. M. Brittan, Hackensack, N. J.

(COPYRIGHTED.)



~ FIRST FLOOR PLAN ~



~ SECOND FLOOR PLAN ~



Wm A Lambert, Archt

House at Passaic, N. J.

Design No. 187.

(COPYRIGHTED.)

Design No. 187 represents a two-family house at Passaic, N. J.

Foundations are of brick, first and second stories clap-boarded. The gables and roofs are shingled. A good sized porch adds to the appearance and comfort of the house.

There is an easy stairs to second floor, and stairs to cellar under same from hall. The cellar is divided in sections for each family. All the rooms are trimmed in pine and have pine floors.

The kitchens are provided with sink and pump, with cistern in yard, and large closet.

The bedrooms have ample sized closets. From second story is a rear stairs to yard. The hall room could be fitted up as a bathroom if desired.

The building has two chimneys, and is heated by stoves.

The general size is 22 x 33 ft., not including veranda.

Heights of ceilings: first story, 8 ft. 8 in.; second story, 8 ft. 2 in.; cellar, 7 ft.; attic, 7 ft.

HOW TO MANAGE A FURNACE.

The first thing to do is to get the house thoroughly warmed. When it is heated to the desired temperature, it will require less coal to keep it warm than if constantly cooling and heating.

There is more economy in filling the firepot full of coal than in putting in only a small amount, because that burns away more readily.

Do not use a poker on the top of the fire. It is bad management in the use of hard coal. The grate in the furnace will remove the ashes and clinkers, thus allowing free passage for air through the fire.

In filling the furnace with coal the smoke-pipe damper should be opened, and the ash-pit door and slide closed, otherwise the smoke and gas will not be forced out of the feed door.

When the rooms are heated, and there is a good fire in the furnace, shut it up as close as possible.

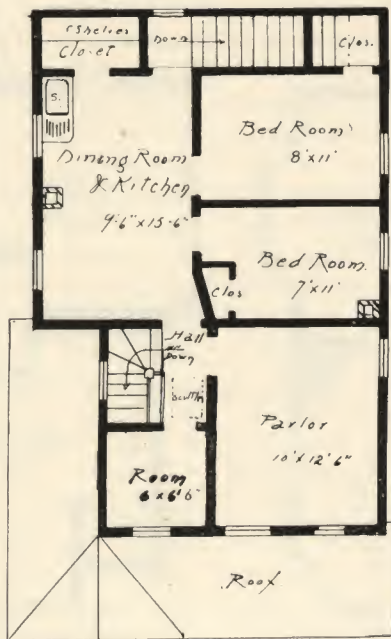
In the morning open all draughts, put in a small quantity of coal, let it burn thoroughly, then add fuel until full. Let it burn for a short time for the gas to be consumed before closing the dampers.

If the furnace heats quick and strong from a good draught, so that in warm weather there is too much heat, do not shake the grate, but allow it to clog with ashes—not under, but on top of the grate. Ashes then lessen combustion.

Never shut up all registers at once. If it is desired to shut the registers, close those on the upper floors, as when the lower rooms and halls are heated the air finds its way to the upper rooms.



First Floor Plan



Second Floor Plan

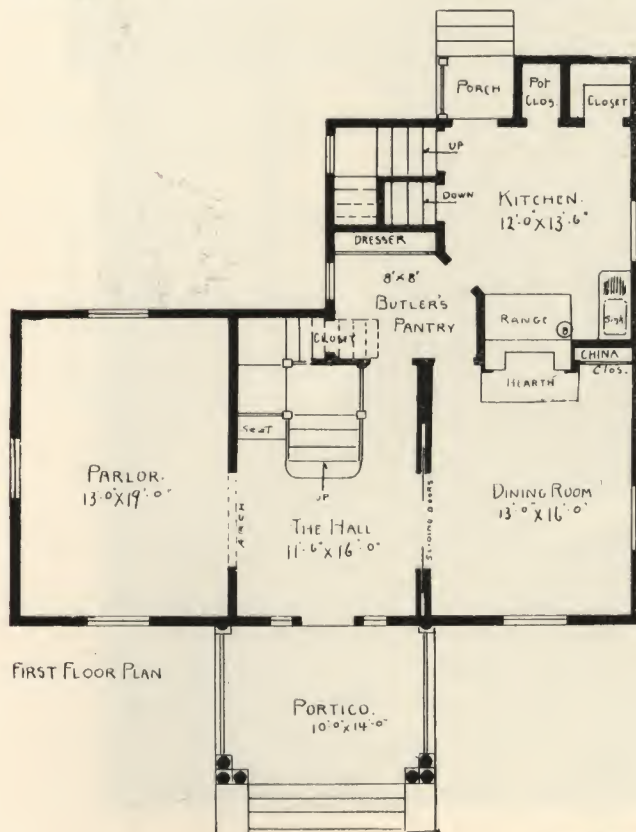
Wm A Lambert, Archt,
114 Nassau St. N.Y.



Design No. 181.

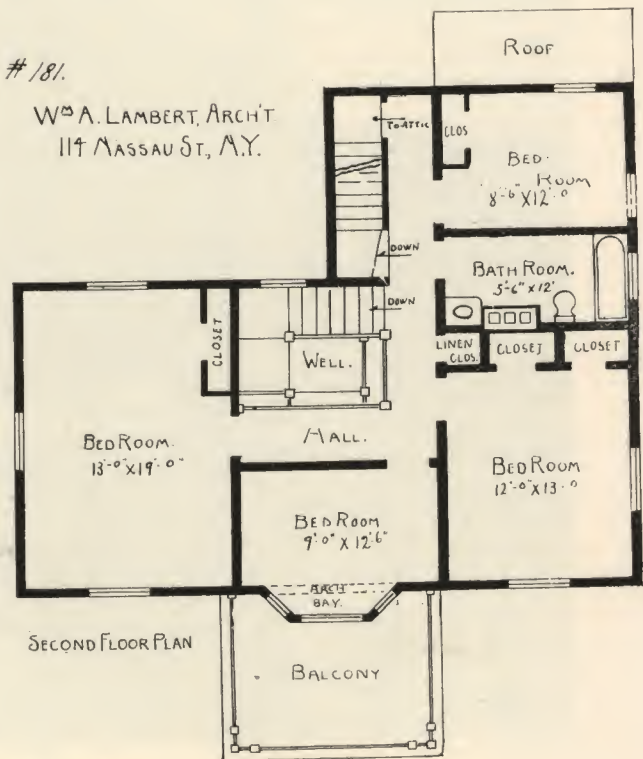
Sketch for Residence at Glen Ridge, N. J.

(COPYRIGHTED.)



#181.

W^oA. LAMBERT, ARCH'T
114 MASSAUS ST., N.Y.



DESCRIPTION ON PAGE 54.



Hall in Residence of Mr. Wm. J. Vreeland, Esq.

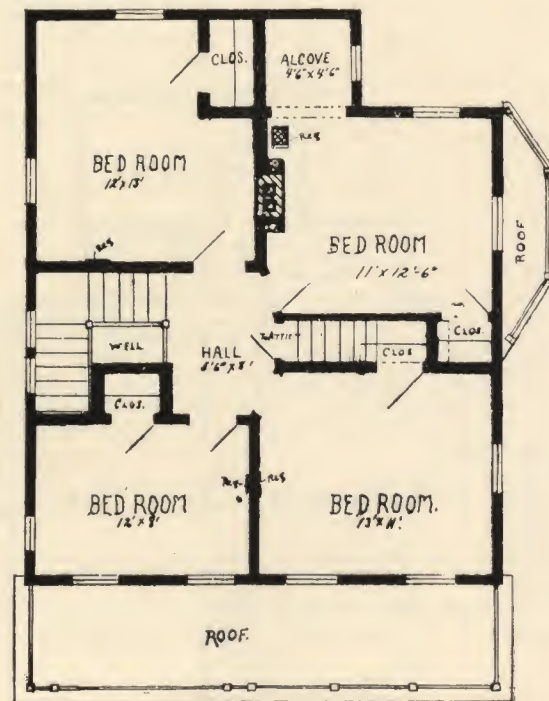
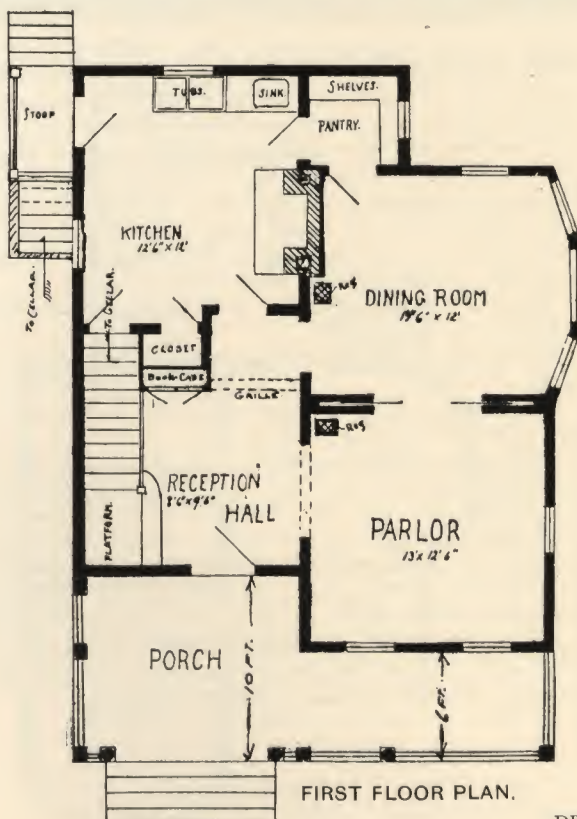
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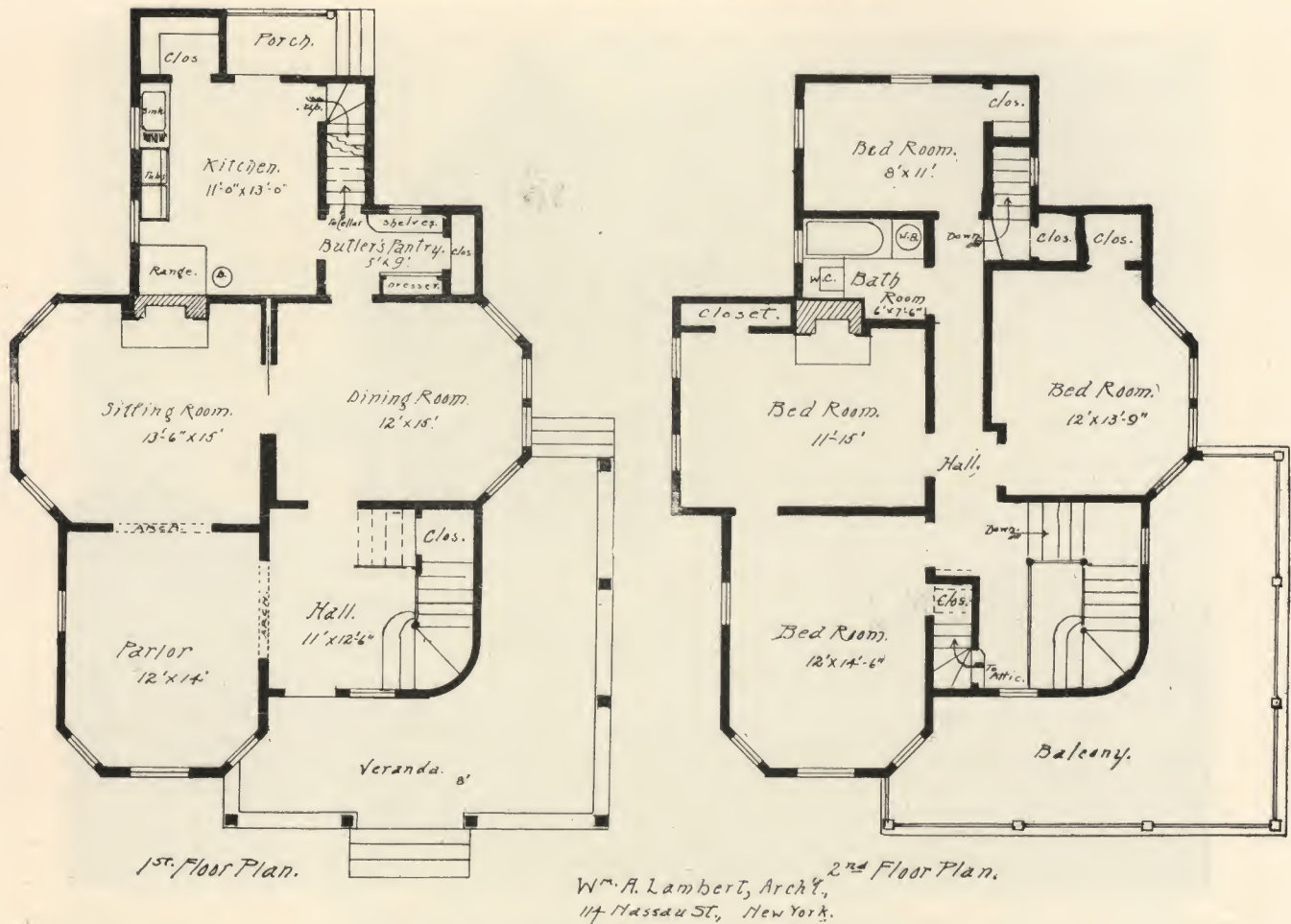
Design No. 148.

Residence of Wm. J. Vreeland, Esq., Nutley, N. J.

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DESCRIPTION ON PAGE 54.



Design No. 130½.

Plan of House of Burnet L. Clark, Esq., Yonkers, N. Y.

Design No. 130 is the Wilson residence, Hackensack, New Jersey. The elevations are treated in the Colonial style, and they are well ornamented with octagonal projections, tower, porch, balconies and windows. The handsome round tower and balconies are particularly attractive features of the building. The first story is clapboarded, and painted gray, with dark drab trimmings. Second and third stories are shingles, and are stained silver gray, with trimmings, same as first story. Roof is covered with shingles and stained moss-green. Dimensions: front, 26 ft.; side, 42 ft., exclusive of bays and rear porch.

The interior arrangement is very convenient.

The various rooms are connected and separated by double sliding doors and portière openings. The hall has a coat closet and is finished in ash, and it contains an ornamental staircase built of ash, and is lighted by art-glass windows on stair platforms. The parlor and sitting room are neatly trimmed in whitewood, and the latter is provided with an open fireplace built of brick, and a pretty mantel with columns and mirror. The dining room has a bay the whole width of room, and is trimmed with whitewood, stained oak.

The kitchen and pantries are trimmed with North Carolina pine, finished in oil. The kitchen is provided with large store closet, range, wash-trays, sink, and stairway to cellar and to second floor. The butler's pantry is fitted up with

shelves, drawers, dresser and closet. The second floor is trimmed with North Carolina pine, finished natural. It contains four bedrooms, with large closets in each, and linen closet in hall. The bathroom is wainscoted and furnished with the best sanitary open plumbing. The den could be used for sewing room, study, or child's room, if desired. The floors throughout, on the first story, are laid with narrow North Carolina pine for rugs. Those on other stories, for carpets. A servants' room is finished on third floor, with space for one or two more rooms.

There is a cemented cellar under entire house, with walls of brick.

The house is heated throughout with hot-air furnace in cellar.

Heights of ceilings: first story, 9 ft.; second story, 8 ft. 6 in.; third story, 8 ft.; cellar, 7 ft.

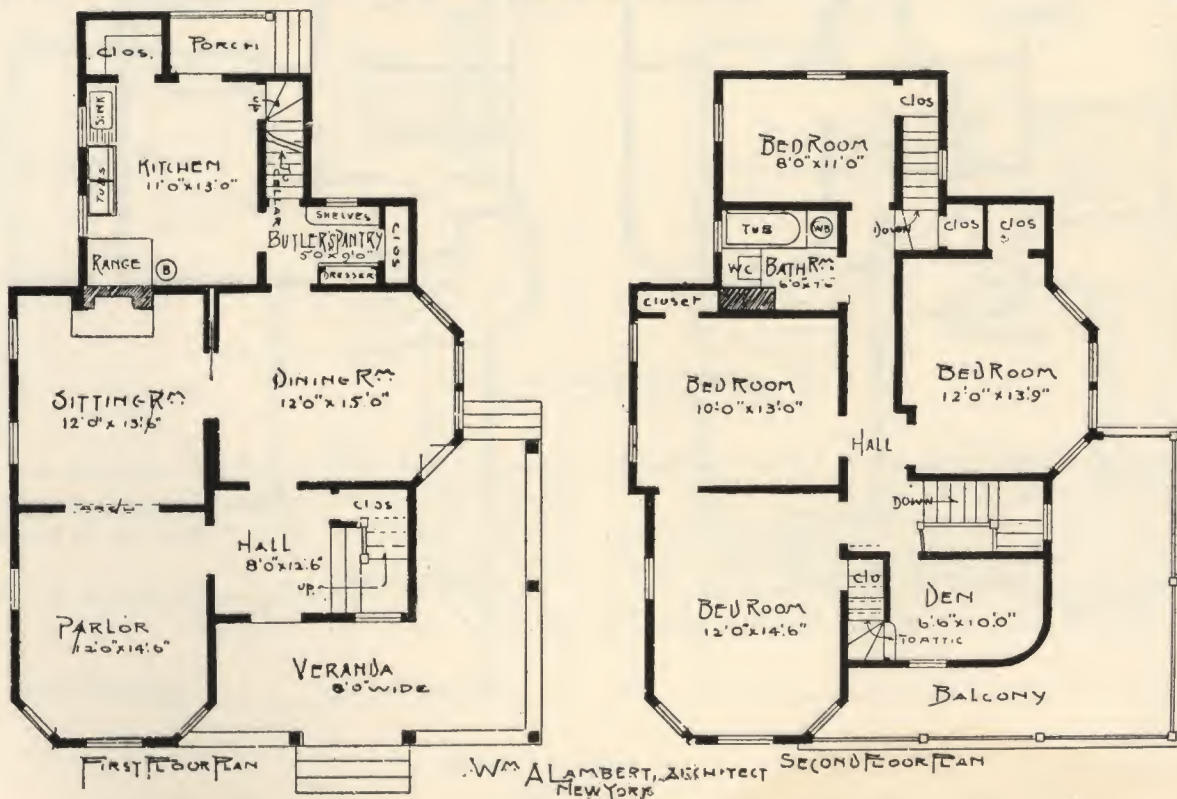
Plan No. 130½ is similar in exterior appearance, finish and arrangement to No. 130, except that the main hall is 3 feet wider and open to ceiling of second story, the den being omitted entirely, thus giving an open spacious effect. A large bay has been added to sitting room, and the bedroom above enlarged and provided with an open fireplace and neat cabinet mantel. A clapboarded rail was added to porch, and the exterior is painted a light buff, with Colonial yellow trimmings, bronze green blinds, and tile-red roof, making a beautiful combination and effect.



Design No. 130.

The Wilson Residence, Hackensack, N. J.

(COPYRIGHTED.)





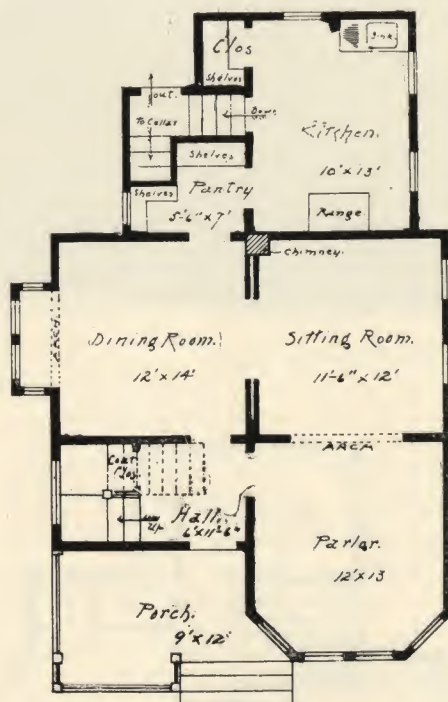
Cottage at Delawanna, N. J.
Design No. 139. (COPYRIGHTED.)

Design No. 139 is a cottage at Delawanna, N. J. It is a roomy, convenient and pretty house, at a low cost. There is a good cellar under the entire building, with walls built of brick and stone.

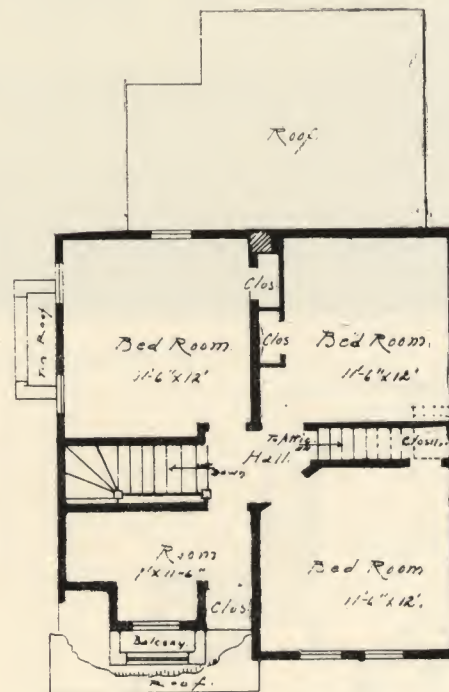
The first story and part of second story are clapboarded; belt course gables and roofs are shingled. Hall is lighted by small window, and has ash staircase of special design.

Floors throughout are of North Carolina pine. All the rooms are trimmed with North Carolina pine, finished natural. Parlor and sitting room are connected by portière openings. Dining room has pleasant bay window and sliding doors connecting with sitting room; the latter is finished with hardwood mantel and beveled plate mirror. The parlor has bay window the width of room.

Pantry is placed between dining room and kitchen, which is fitted with range, closet, and sink, with pump supplied



First Floor Plan.



Second Floor Plan.

W. A. Lambert, Architect.
114 Nassau St., New York

with water from cistern in yard. It has a combination cellar stairs same as design No. 124.

The second story contains four bedrooms, with closets. The small room could be fitted up as bathroom with tub, washbasin and water closet. An easy staircase runs to attic, where is space to finish two rooms. House is piped for

furnace. The entire building is sheathed with hemlock boards and paper, and built in a thorough manner.

Dimensions: front, 26 ft.; depth, 40 ft., not including porch or bay.

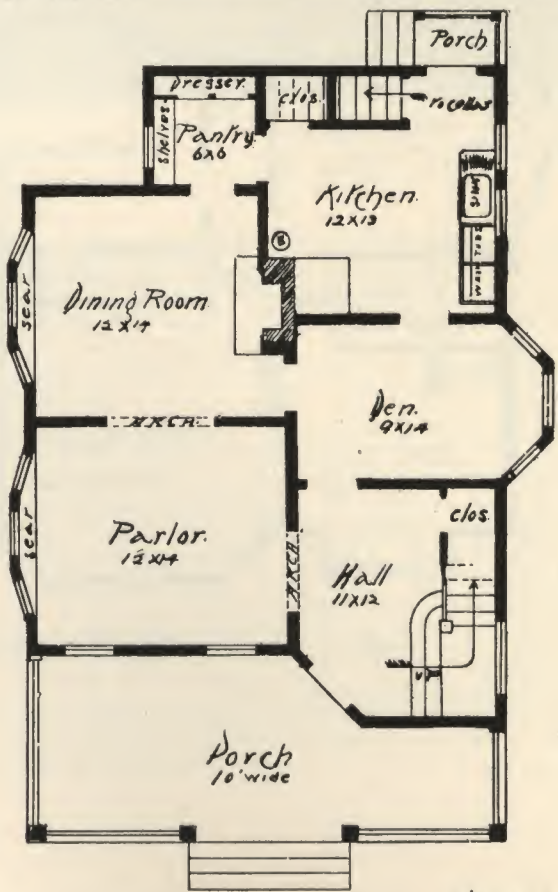
Ceilings: first story, 9 ft.; second story, 8 ft. 4 in.; attic, 7 ft. 6 in.; cellar, 7 ft.



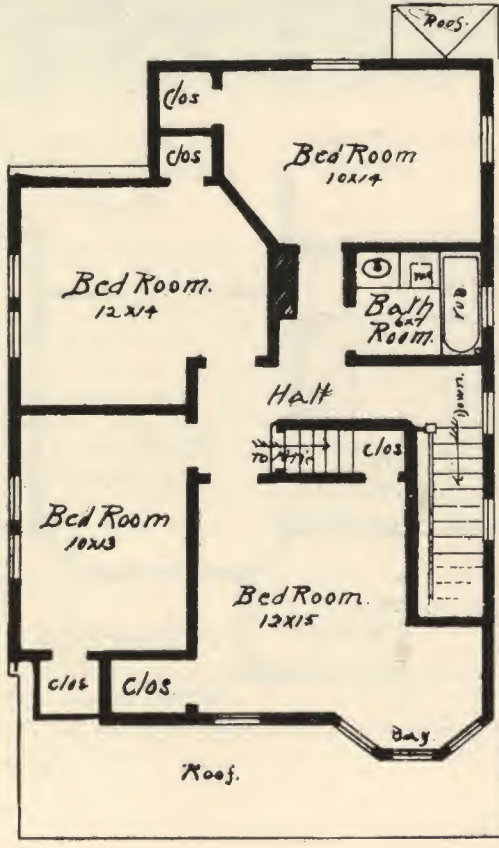
Design No. 127.

The Hankins Residence, Hackensack, N. J.

(COPYRIGHTED.)



First Floor Plan.



Second Floor Plan.

Mrs. A. Lambert
architect

DESCRIPTION ON PAGE 68.

Design No. 127 illustrates the residence of Mr. Hankins, at Hackensack, N. J. An adaptment of this house was also erected at Passaic, N. J. The engravings show an attractive and picturesque exterior. The spacious porch, double bays, and graceful roof lines make a pleasing effect.

The first story is clapboarded, and second story and gables shingled, and stained Colonial yellow, with ivory white trimmings and dark green blinds. The roof is shingled and stained a silver gray.

There is a large cemented cellar under the entire building, with walls built of red brick. The hall has coat closet and handsome platform staircase of ash, with square beaded newels, and square beaded, vertical and horizontal balusters. The hall is lighted by art stained glass window. The parlor is light and airy, with attractive seat bay, having panels under, and portiere openings connecting with hall and dining room. The latter has an open fireplace, with tile hearth and facings, and attractive Colonial mantel and seat bay. The den has bay the whole width of room.

The butler's pantry is placed between dining room and kitchen, and has double swinging doors; it is fitted up

with a dresser, drawers and small closet. The kitchen is provided with a range, with canopy and ventilator to take smoke and smells up the chimney. There is also a sink, washtubs, and all the usual fixtures, and large closet in the kitchen. It has a good stairs to cellar and rear porch.

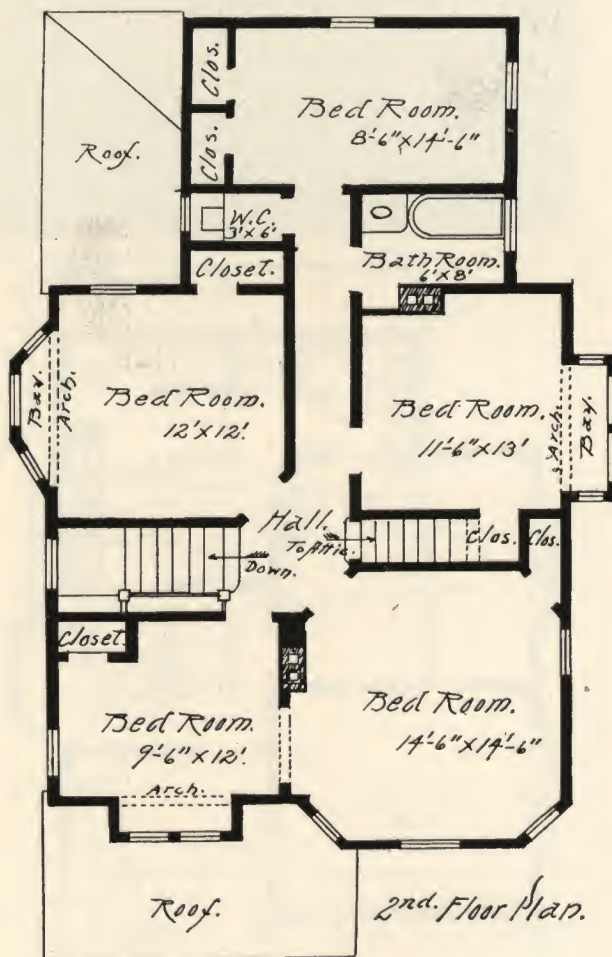
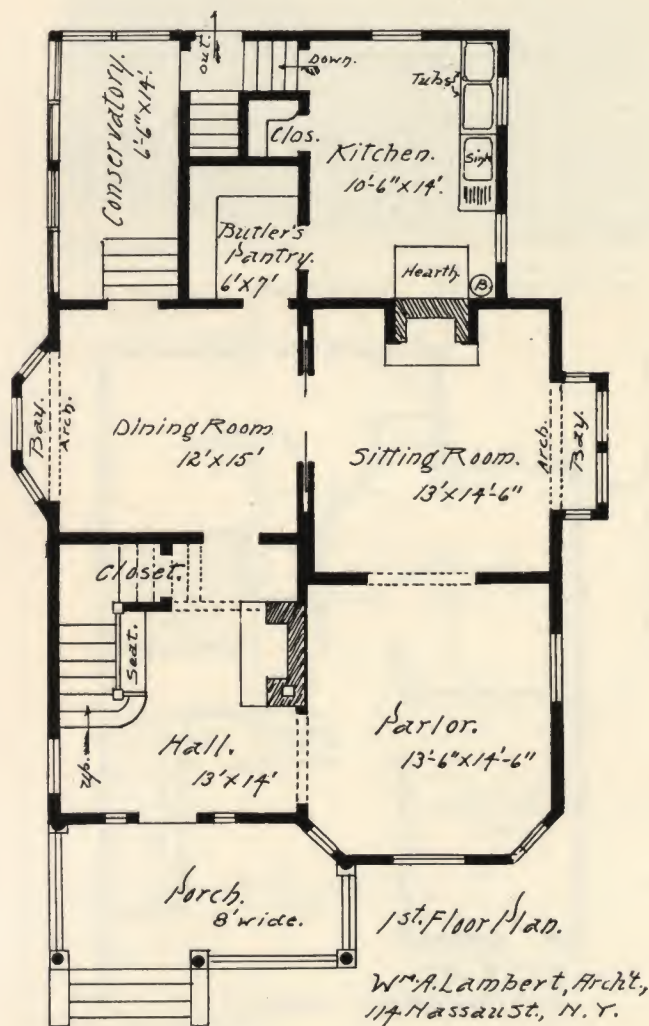
There are four bedrooms on second floor, each provided with ample closets. A wide stairs run to attic, where there is space for two bedrooms and store room. The casings of all rooms are hard pine, finished natural.

The front door is glazed with beveled plate glass. There is picture moulding in all rooms. Narrow hard pine flooring on all floors. The entire building is sheathed with hemlock boards and paper, and built in a thorough manner. All windows have outside blinds, and house is heated throughout by hot air furnace.

All plumbing is the best sanitary exposed plumbing. The tub is portable; the water closet is first-class embossed. The bowl, oval decorated.

The size of this building is 27 ft. x 40 ft., not including porches or bays.

Heights of ceilings: First story, 9 ft.; second story, 8 ft. 6 in.; third story, 8 ft.; cellar, 7 ft.



PLANS OF DESIGN NO. 145.



Design No. 145.

Residence of Mr. Henry Derby, Forest Hill, N. J.

(COPYRIGHTED.)

Design No. 145 is a photographic view of the residence of Henry Derby, Esq., Forest Hill (Newark), N. J.

The elevations are well ornamented with bays, porch, and balcony. The first story is clapboarded, with second story, gables and roofs of shingles.

Dimensions: Front, 28 ft.; depth, 45 ft., exclusive of porch and bays.

The interior arrangement is very convenient, and all the main rooms have bay windows, there being seven in all. The principal rooms are connected and separated by sliding doors and portière openings. The hall is square and spacious, and has a coat closet, and contains an ornamental staircase built of oak, and is lighted by stained glass windows and door side lights. There is a large fireplace of red brick, with heavy oak shelf and wrought iron brackets. The parlor and sitting-room are neatly trimmed in white-wood, and the latter is provided with an open fireplace built of brick, and a pretty cabinet mantel, with mirror. The dining room is trimmed with whitewood, stained oak. The conservatory is inclosed in glass, in movable frames, and ceiled on inside with pine.

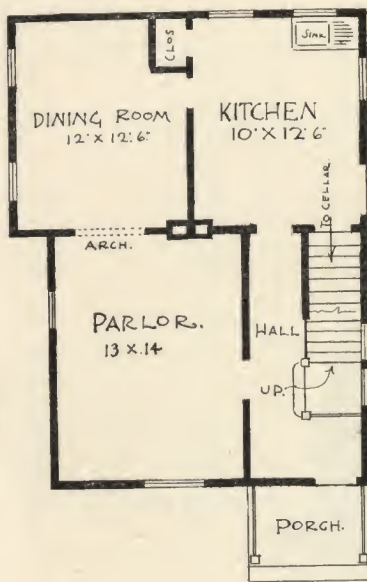
The kitchen and pantries are trimmed with pine, finished in oil. The kitchen is provided with a range, store closet, washtrays, sink, stairway to cellar. The butler's pantry is fitted up with shelves, drawers, dresser, etc. The second floor is trimmed with pine, finished natural. It contains five bedrooms, with ample closets. The bathroom is wainscoted, and furnished with washbasin and portable tub. The water closet is separate from bathroom, on opposite side of hall. The floors throughout on the first story are laid with narrow North Carolina pine for rugs; those on other stories for carpets. A servants' room is finished on third floor, with space for two more rooms.

There is a cellar under the entire house, with walls of brick.

All windows on first and second floor are fitted with inside Venetian blinds.

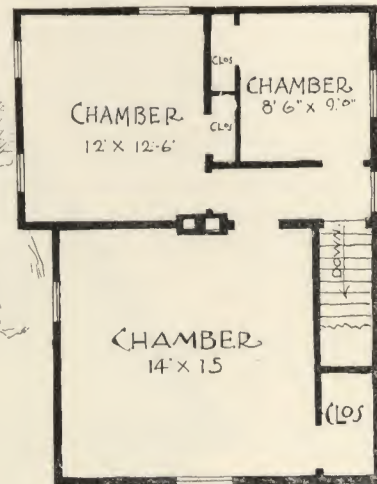
The house is heated throughout by a hot air furnace in cellar.

Heights of ceilings: first story, 9 feet; second story, 8 ft. 6 in.; cellar, 7 ft.



A COSY...
HOME..

WM A. LAMBERT, ARCHITECT..
114, NASSAU, ST., NEW YORK..



SECOND FLOOR PLAN.

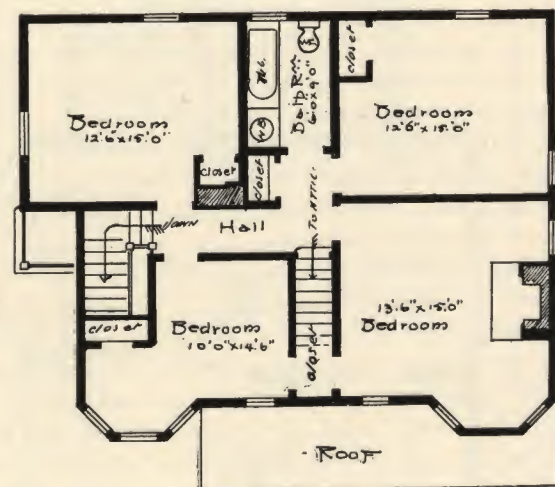
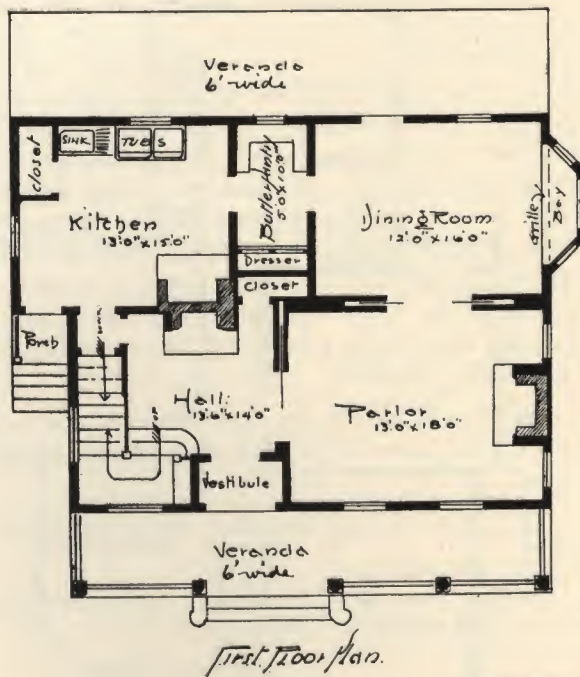




Design No. 169.

Residence of Chas. H. Gordon, Esq., Nyack, N. Y.

(COPYRIGHTED.)



Mrs. A. Lambert
Architect

DESCRIPTION ON PAGE 74.



Design No. 118.

Residence of J. H. Davis, Esq., Nutley, N. J.

(COPYRIGHTED.)

Plan, arrangement, general finish, etc., are similar to No. 103, on opposite page.

Design No. 103 is a cottage that is quite popular, several adaptments of which have been erected at Passaic, Nutley, Hackensack and Delawanna, N. J. The elevations are treated in the Colonial style, and they are well ornamented with octagonal projections, tower, porch, balconies and windows, the handsome round towers and balconies being attractive features of the building. The first story is clapboarded and painted gray, with ivory white trimmings. Second and third stories are shingled, and are stained silver gray, with similar trimmings. Roof is covered with shingles and stained moss green. Dimensions : front, 26 ft.; side, 42 ft., exclusive of rear piazza and bays.

The interior arrangement is a most excellent model.

The various rooms are connected and separated by double sliding doors and portière openings. The hall is finished in ash, and it contains an ornamental staircase built of ash, and is lighted by large window on stair platform. The parlor and sitting room are neatly trimmed, and the latter is provided with an open fireplace built of brick, and a pretty mantel and mirror. The dining room has a cozy bay, is trimmed with whitewood, finished natural.

The kitchen and pantries are trimmed and wainscoted with white pine, finished in oil. The kitchen is provided with wash trays, sink and stairway to cellar and to second floor. The pantry is fitted up with shelves, drawers and dresser. The second floor is trimmed with white pine and finished natural. It contains five bedrooms, with large closets and bathroom, the latter wainscoted and furnished with the best sanitary plumbing. The floors throughout, both on the first and second floors, are laid with narrow North Carolina pine for rugs. There is a space for two bedrooms and ample storage on third floor, and door to balcony, from which a delightful view may be had of the surrounding country.

There are outside blinds to all windows, and a cemented cellar under entire house, with walls of rock-faced brown-stone.

The house is heated throughout with hot-air furnace in cellar.

Heights of ceilings : first story, 9 ft.; second story, 8 ft. 6 in.; third story, 8 ft.; cellar, 7 ft.

Design No. 409 is a convenient and pretty house, at a low cost. There is a good cellar under building, with walls built of brick and stone.

Floors throughout are of spruce. All the rooms are trimmed with pine, finished natural. Parlor and dining-room are connected by portière opening. The former is finished with neat hardwood mantel.

The first and second stories are clapboarded; gables laid off with panel strips. The roofs are shingled. Hall is lighted by small leaded glass windows; and has ash staircase of neat design.

The kitchen is fitted with closet, sink and pump, supplied with water from cistern in yard. It has stairs to cellar under main stairs.

The second story contains three chambers, with closets. House is piped for furnace. Outside blinds to windows. The entire building is sheathed with hemlock boards and paper, and built in a thorough manner.

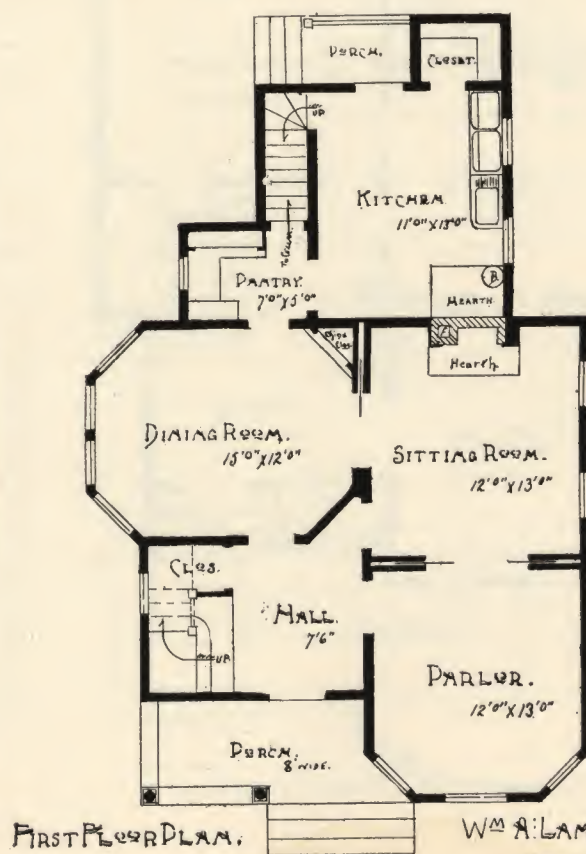
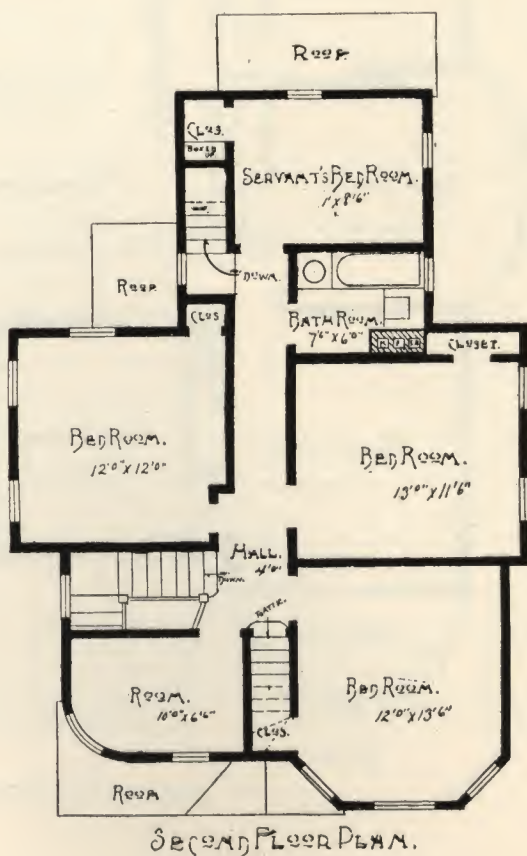
Dimensions: Front, 20 ft.; depth, 28 ft., not including porch. Ceilings, first story, 8 ft. 8 in.; second story, 8 ft.; cellar, 6 ft. 6 in.



House of Mr. F. D. Green, Hackensack, N. J.

Design No. 103.

(COPYRIGHTED.)



WM A. LAMBERT:
ARCHITECT

Design No. 169.—This house is the residence of Mr. Charles H. Gordon, Nyack-on-the-Hudson, New York. The interior arrangement is unusual, as the house has two fronts, one facing the street and the other Tappan Bay.

The dormer window, with arched gable supported on columns, and tower, are pleasing and unique features. It is built in a thorough and first-class manner. The materials are of the best quality, and workmanship unsurpassed.

The first story is clapboarded with shingles above. Roof is covered with blue slate. There is a good sized porch on both fronts, and a large cemented, well lighted cellar under the entire building. It contains a servants' water closet, coal bins, and separate cold cellar. The main hall has coat closet and is connected by sliding doors with parlor. It is connected with kitchen by lobby under stairs. The hall is provided with open fireplace and artistic mantel, and it contains a paneled staircase in ash of artistic design, with seat on platform.

The front and vestibule doors are glazed with beveled plate glass, and art-stained glass windows light hall. The parlor has a cozy bay and sliding doors connecting with dining room, is furnished with open fireplace and Colonial mantel. Dining room has large bay and doors connecting with porch and butler's pantry, which is located in rear of hall,

between the dining room and kitchen, and has double swinging doors; it is fitted up with dresser, drawers and closets.

The kitchen is provided with range in fireplace, a sink, laundry tubs, and all the usual fixtures; large store closet and side porch.

It has convenient stairs to cellar. There are four good sized, light and airy bedrooms, and a bathroom on second floor, each provided with ample closets. The parlor and hall bedroom have large bays, and the former is provided with an open fireplace and mantel. There is a good linen closet in hall, fitted with shelves, drawers, etc.

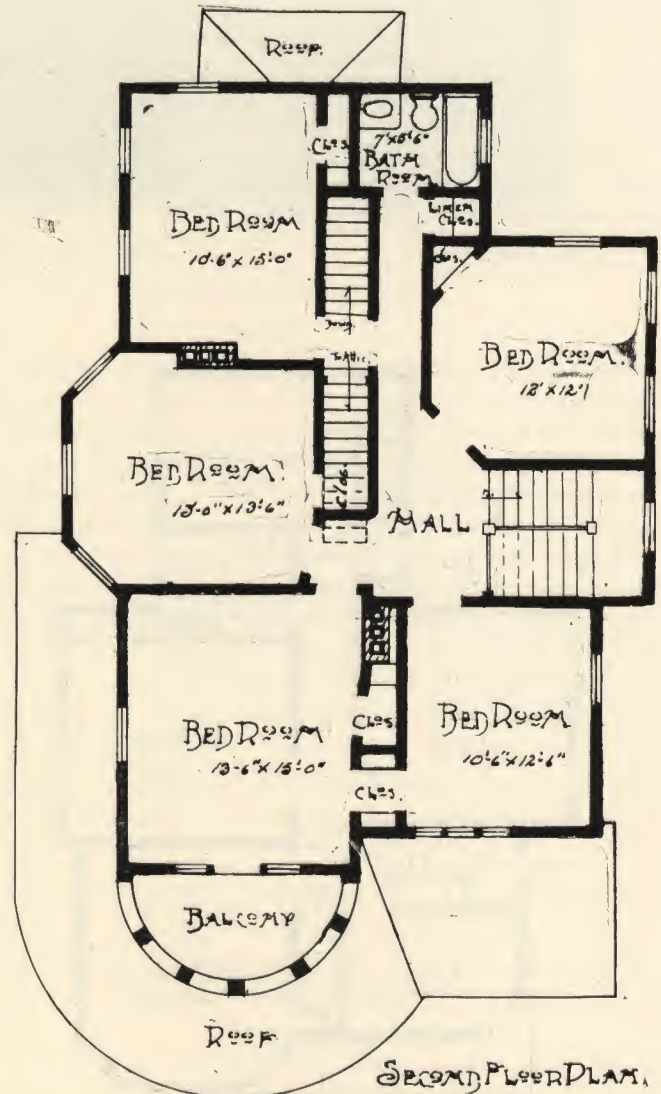
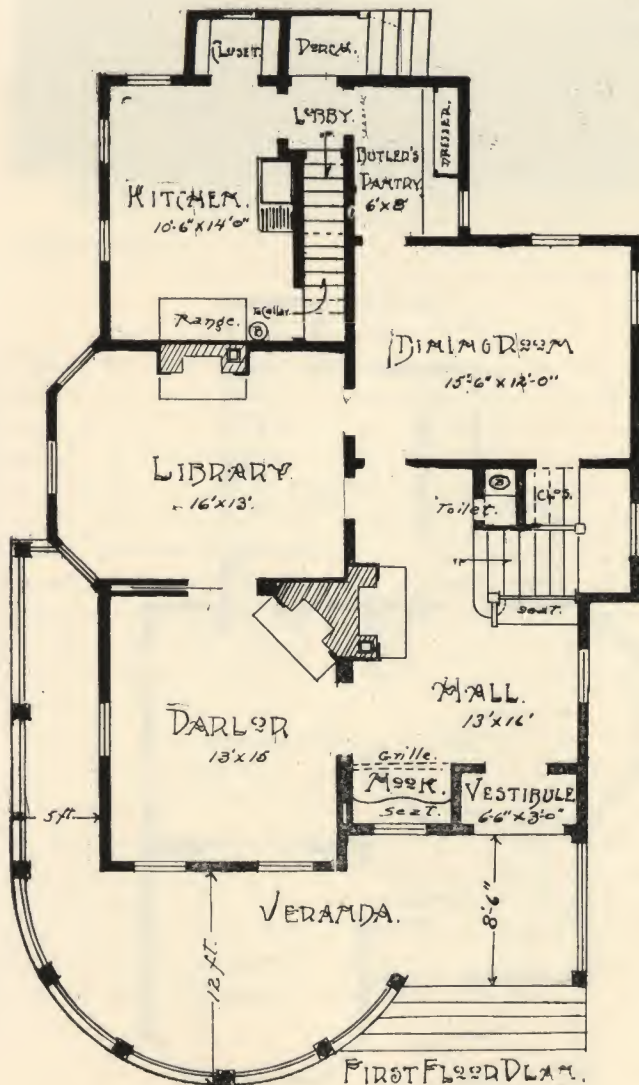
An easy staircase runs to third floor, where there are two rooms finished, allowing for storage and to finish one or two more rooms. The bathroom is finished complete with good plumbing. The building is heated throughout by a furnace in cellar.

The casings of main rooms are whitewood; North Carolina pine, furnished natural, in the other rooms.

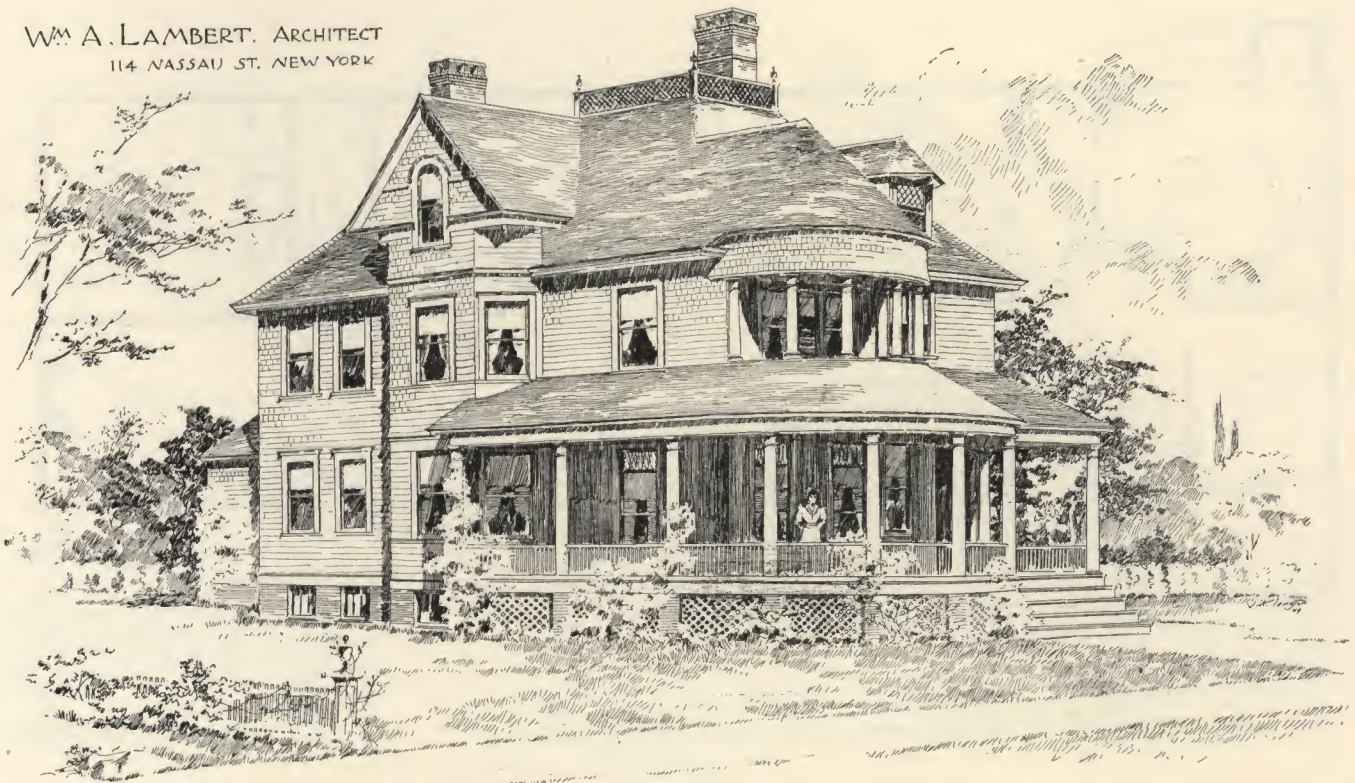
All windows are provided with outside blinds, except in bays, which have inside Venetian blinds.

Heights of ceilings: first story, 9 ft.; second story, 8 ft. 6 in.; third story, 8 ft.; cellar 7 ft.

Size of building, 27 x 38 ft., not including porches or bays.



WM. A. LAMBERT. ARCHITECT
114 NASSAU ST. NEW YORK



Design No. 471.

Residence for R. Reed Moore, Esq., Hackensack, N. J.

(COPYRIGHTED.)

Design No. 471 is a residence for R. Reed Moore, Esq., Hackensack, N. J.

The first story is clapboarded, with second story, gables, and roofs of shingles. The house has a large and attractive veranda, as well as a good sized balcony on second floor. What is, perhaps, more noticeable about the design, and makes it worthy of more than passing attention, is the absence of ornateness and profuseness in decorations. It is much the fashion nowadays, especially among carpenters, to cover houses with flimsy filigree work, which never looks well, and in the lapse of a few years becomes poor and tawdry. In this design, as in most all others, we obtain the architectural effect by proportioning the masses rather than by elaboration of detail.

Dimensions: Front, 30 ft.; depth, 45 ft., exclusive of porches and bay.

The interior arrangement is very convenient, as will be seen by observing the plans. The principal rooms are connected and separated by sliding doors. The hall is square and spacious, trimmed in ash, and has a coat closet and toilet, and a spacious staircase built of oak, lighted by delicate stained glass windows. There is a large open fireplace and mantel of special design, with comfortable seat opposite, and cozy nook at side of vestibule fitted with seat and fretwork grille. The parlor and library are neatly trimmed in California redwood, and the latter is provided with an open fireplace built of brick, and a pretty cabinet mantel with mirror. The dining room is trimmed with ash, stained oak, and has large closet under stairs.

The kitchen and pantries are trimmed with North Carolina pine, finished in oil. The kitchen is provided with a

range, store closet, sink, and stairway to cellar and conservatory. The butler's pantry is fitted up with shelves, drawers, dresser, etc. There is a lobby between kitchen and butler's pantry, from which the back stairs run to second floor, and from there to attic, it being so arranged that the servants can go to attic without passing through second story hall. A door could be put in under stairs to make a more direct passage between dining-room and kitchen, if desired.

The balcony on second floor might be inclosed in glass, and used as a conservatory in winter; or it could be omitted entirely, the space thrown into the bedroom, and thus make a very delightful chamber without harming the exterior appearance.

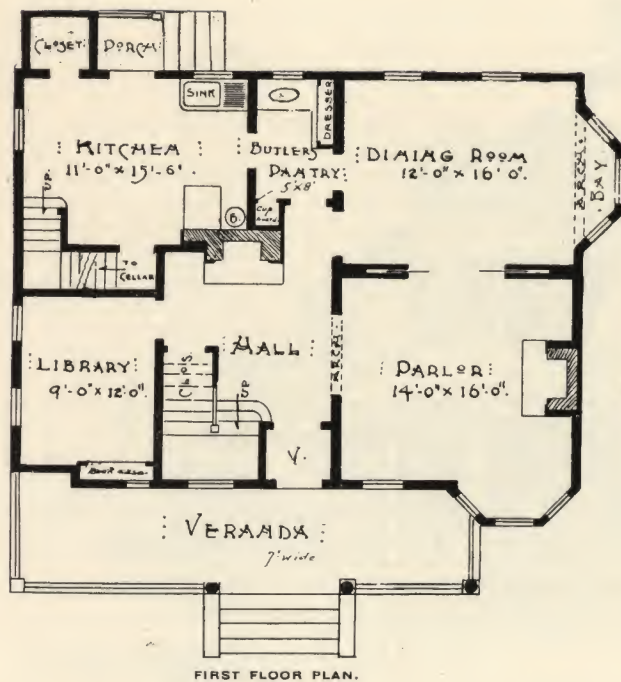
The second floor is trimmed with North Carolina pine, finished natural. It contains five bedrooms, with ample closets, and linen closet in hall. The bathroom is wainscoted, and furnished with best sanitary exposed plumbing, including a wash basin, portable tub, and water closet. The floors throughout main rooms on the first story are laid with narrow ash for rugs; those in other rooms for carpets. A servants' room is finished on third floor, with space for two more rooms.

There is a cemented cellar under the entire house, with walls of brick. It contains a convenient laundry and servants' water closet, coal bins, etc.

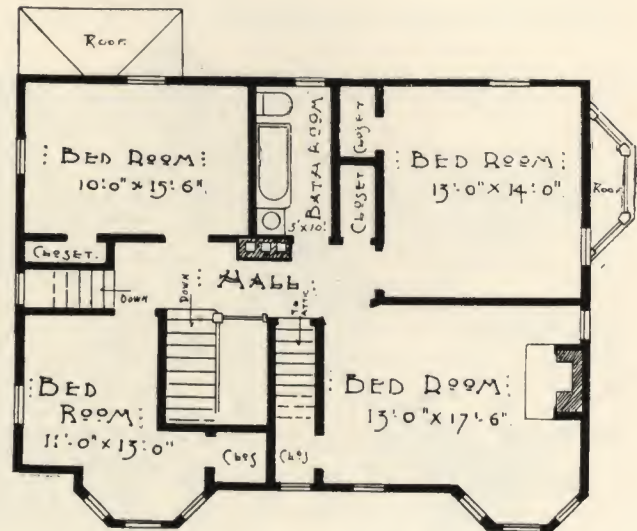
All windows are fitted with outside blinds.

The house is heated throughout by a hot air furnace in cellar.

Heights of ceilings: first story, 9 ft.; second story, 8 ft. 6 in.; cellar, 7 ft.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

Design No. 476½.

Plans of House at Netherwood, N. J.

(COPYRIGHTED.)

Design No. 476.—Residence for Mr. Wm. Stokes, Hackensack, N. J.

The first story, as well as the outside chimneys and piers, is built of brownstone, which gives a solid, substantial effect that cannot be obtained in any other way. A house like this, built in a locality where there is plenty of stone and stone masons, would cost but a few hundred dollars more in stone than wood, and the difference would soon be saved in heating, painting and repairing.

The second story, gables and roofs are covered with shingles—plain shingles. There is a good sized porch on front, and a large, cemented, well lighted cellar under the entire building. It contains a servants' water-closet, laundry, coal bins, and separate cold cellar. The main hall has coat closet, and is connected by sliding doors with parlor. It is separated from kitchen by butler's pantry. The hall is provided with open fireplace and artistic mantel, and it contains a paneled staircase in ash, of artistic design.

The front and vestibuled doors are glazed with beveled plate glass. The parlor has a pleasant bay, and sliding doors connecting with dining-room; it is furnished with open fireplace and Colonial mantel. Dining-room has large bay, and doors connecting with butler's pantry, which is located in rear of hall, between the dining-room and kitchen, and has double swinging doors. It is fitted up with sink, dresser, drawers, and closets. The library on left of hall is fitted with bookcases, and the kitchen is pro-

vided with range, sink and all the usual fixtures, large store closets, and inclosed lobby at rear.

It has convenient stairs to cellar, and second story hall. There are four good, light and airy bedrooms, and a bathroom on second floor, each provided with ample closets. Three of the bedrooms have large bays, and the main front bedroom is provided with an open fireplace and mantel. A good-sized linen closet in hall is fitted with shelves, drawers, etc.

An easy staircase runs to third floor, where there are two rooms finished, allowing for storage, and to finish one or two more rooms. The bathroom is fitted complete with best, open, exposed plumbing. The building is heated throughout by steam heater in cellar.

The casings of main hall and dining-room are oak. Parlor and library, whitewood, to be finished in china gloss. Cypress, finished natural, in the other rooms.

All windows are provided with outside blinds, except on first story and bays, which have inside Venetian blinds.

Heights of ceilings: first story, 9 feet 6 inches; second story, 8 feet 6 inches; third story, 8 feet; cellar, 7 feet.

Size of building, 32 feet x 39 feet, not including porches or bays.

Design No. 476½ is similar in exterior appearance and interior arrangement and finish to design No. 476, except that first story is built of frame instead of stone, and chimneys are of brick. This house is located opposite the Netherwood Hotel, Netherwood, N. J.

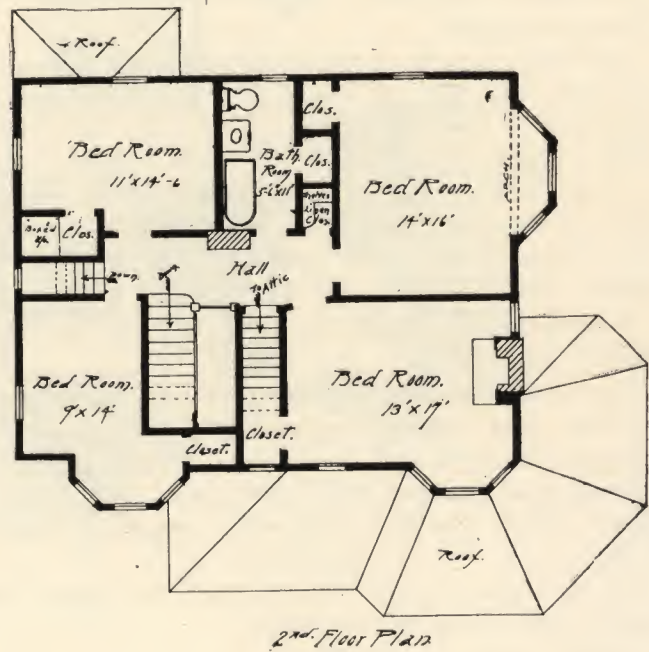
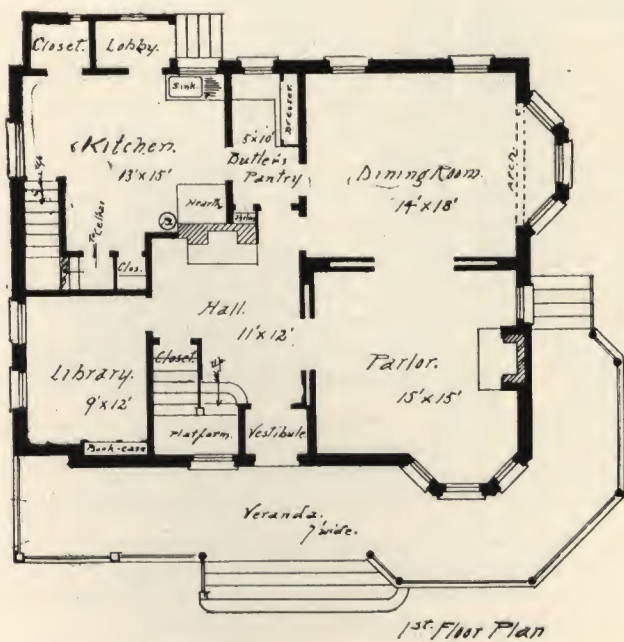
WM A LAMBERT.
ARCHITECT
114 NASSAU ST., NEW YORK..



Design No. 476.

Residence for Mr. Wm. Stokes, Hackensack, N. J.

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Design No. 489.

Hackensack Hospital, Hackensack, N. J.

(COPYRIGHTED.)

Design No. 405 is a cottage of low cost, yet convenient and attractive.

The sides are clapboarded; gables and roofs shingled. The location and sizes of the rooms will be seen by observing the plans.

The living room has portière opening connecting with chamber. The stairs to second floor go up from living room, and the stairs to cellar go down under these from kitchen. The cellar has walls of brick and stone.

The kitchen contains a sink, pump, and large closet. There are three chambers with good closets on the second floor, with good stairs to attic, where there is space for two rooms. Outside blinds to all windows.

Heights of stories: first, 9 feet; second, 8 feet 4 inches; cellar, 6 feet 6 inches.

Size of building, 22 feet 6 inches x 28 feet 6 inches.

Finish, hard white plaster throughout house; spruce flooring on all floors, with cypress trim, finished natural in all rooms and staircase; front door glazed with French glass; picture moulding and pretty mantel in living room.

There is also a cistern to catch rain water for use of house, and a cesspool and yard house.

House is piped for furnace.

CINTHY ANN'S NEW HOUSE.

I BUILT a house for Cinthy Ann—an' made it red an' rich,
An' rigged it up with cuperlows an' lightnin' rods an' sich;
An' built a wide piazzer roun' ware she could set an' sew,
An' take her knittin' work an' gab with ol' Keturah Snow.

An' Cinthy Ann was happy fer about a week or so,
An' then she foun' the chimbley draught was workin' ruther slow;
For the smoke came in her kitchen an' she couldn't bake her pies,
An' her pudd'n only sizzled, an' her johnny-cake wouldn't rise.

An' soon she foun' her buttry wuz too small to hol' her stuff,
For apple sass and blackb'ry jell it wasn't large enough,
An' all her things were scrooched right in as tight ez she could cram,
Her pickels an' her ketchup, an' her elderberry jam.

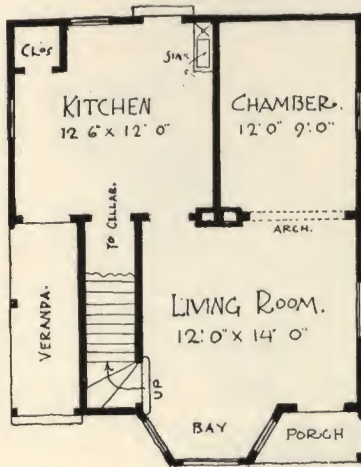
An' then a dog-day storm came on an' drizzled for a week,
An' the roof aroun' the chimbley had to go an' spring a leak,
An' mildewed four er my white shirts, thet she had made an' biled;
An' her winter muff was rooined, an' her weddin' dress wuz spiled.

An' then sez I to Cinthy, w'en she sut down to cry,
"Ther ain't no home upon this side the mansions in the sky
But what has some leak in the roof, some trouble in the flue,
Some mis'ble cluttered buttry—" an' poor Cinthy said, "Boo hoo."

We build our pooty houses that are tarnal fine to see,
An' we stick 'em up with cuperlows and sich like filigree,
An' in our dreams they're fair ez heaven, but let us wait a week,
This pooty palace of our dreams is sure to spring a leak.

—S. W. FOSS, in *Yankee Blade*.

DESIGN. No 405.

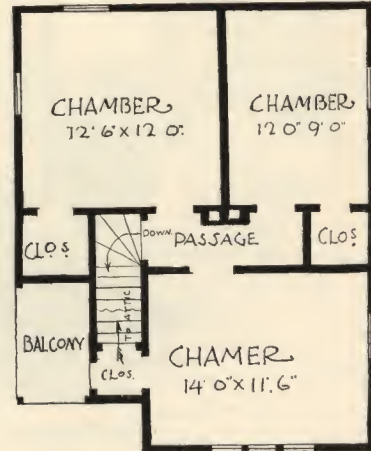


PLAN OF FIRST FLOOR.



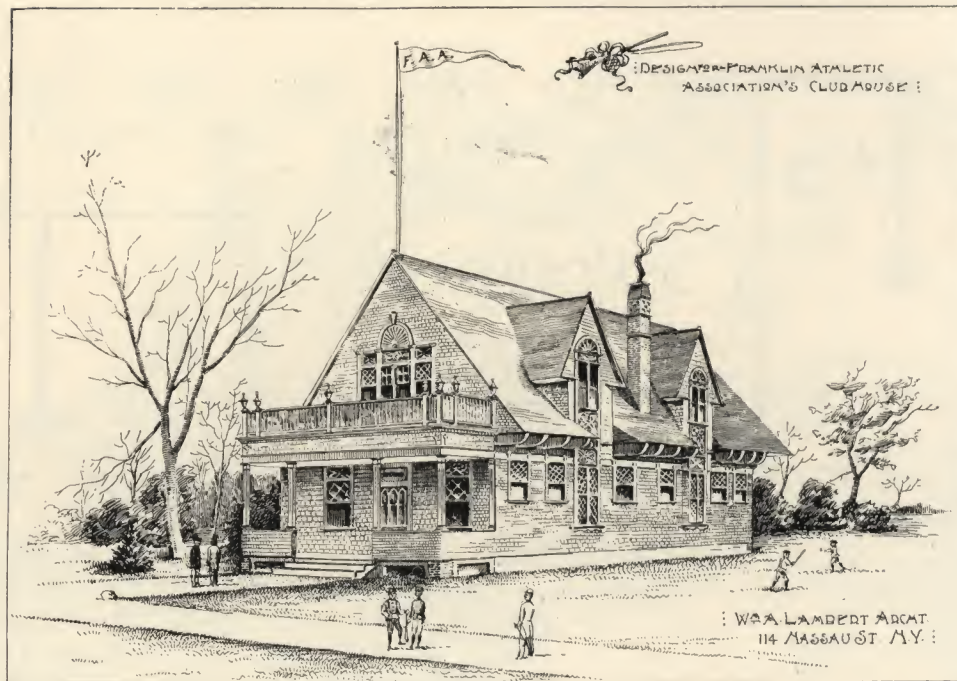
A Comfortable HOME.

WM A. LAMBERT. ARCHITECT.
114 NASSAU ST. NEW YORK



PLAN OF SECOND FLOOR.





Design No. 492.

Suburban Club House.

(COPYRIGHTED.)

Design 485 is the residence of Mr. Geo. J. Smith, Nutley, New Jersey. This building is designed in the plain, straightforward Colonial style of architecture, which has become so popular of late years. It affords good, square, spacious rooms and a large attic.

One of the features of the exterior is the abundance of porch room and balconies, which are quite desirable for a suburban home, especially in summer, when the occupants spend considerable of their time out of doors. The sides are clapboarded and roof shingled. There is a large cemented cellar under the entire building, seven feet deep, with walls built of stone.

The main hall, which is entered through a Colonial doorway, is floored with ash. The handsome staircase of ash has a platform halfway up, on which is a comfortable bay window seat and cozy nook; is lighted by art stained glass windows and side light. The hall is spacious and inviting, and gives an impression on entering that will be lasting. The parlor is on the left, with bay window in front, separated from dining-room by sliding doors and from hall by portière opening, so that they may be thrown open into one. The butler's pantry is located in rear, between dining-room and kitchen, and has self-closing doors; it is fitted up with a dresser, drawers and small closet. Dining-room has pleasant bay window, open fireplace, with tiled mantel, and rear porch.

The kitchen is provided with a portable range and ventilator. There are also a sink, laundry tubs, and all the usual fixtures, and large closet in the kitchen.

There are four bedrooms on second floor, each provided with ample closets, and the bedroom over dining-room has bay window and open fireplace in arched recess. Easy platform stairs run to attic, where there is space to finish four rooms.

The casings of parlor, dining-room and hall are white-wood; those in all the other rooms are North Carolina pine, finished natural. The front door is glazed with beveled plate glass. Hard pine flooring on all floors except hall. The entire building is sheathed with hemlock boards and paper.

Dimensions: Front, 28 ft.; depth, 37 ft. 6 in., not including porches or bays.

Ceilings, first story, 9 ft.; second story, 8 ft. 6 in.; attic, 8 ft.; cellar, 7 ft.

Heating.

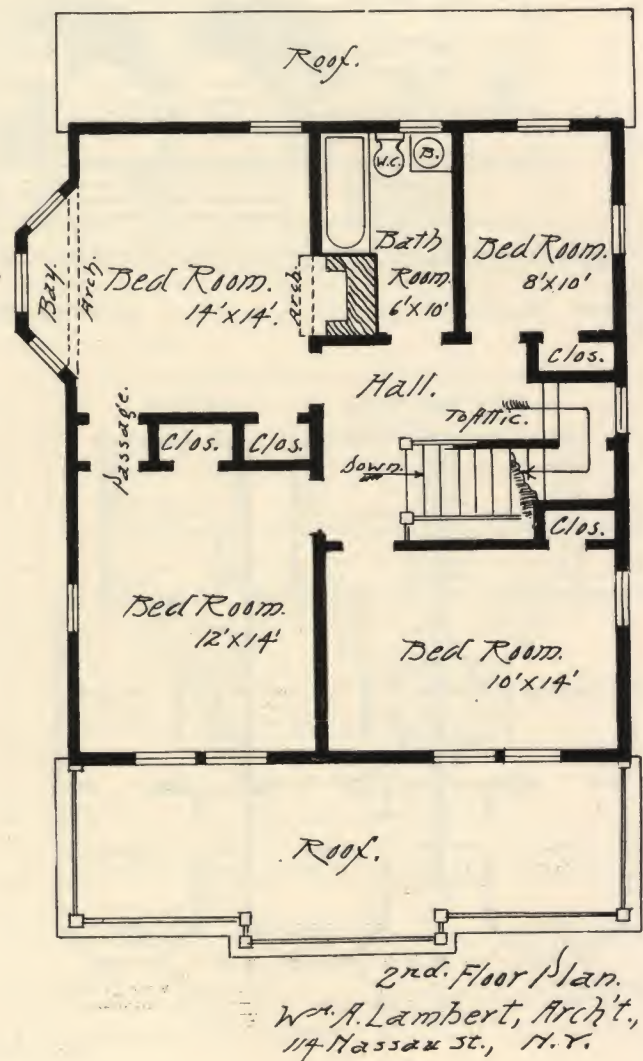
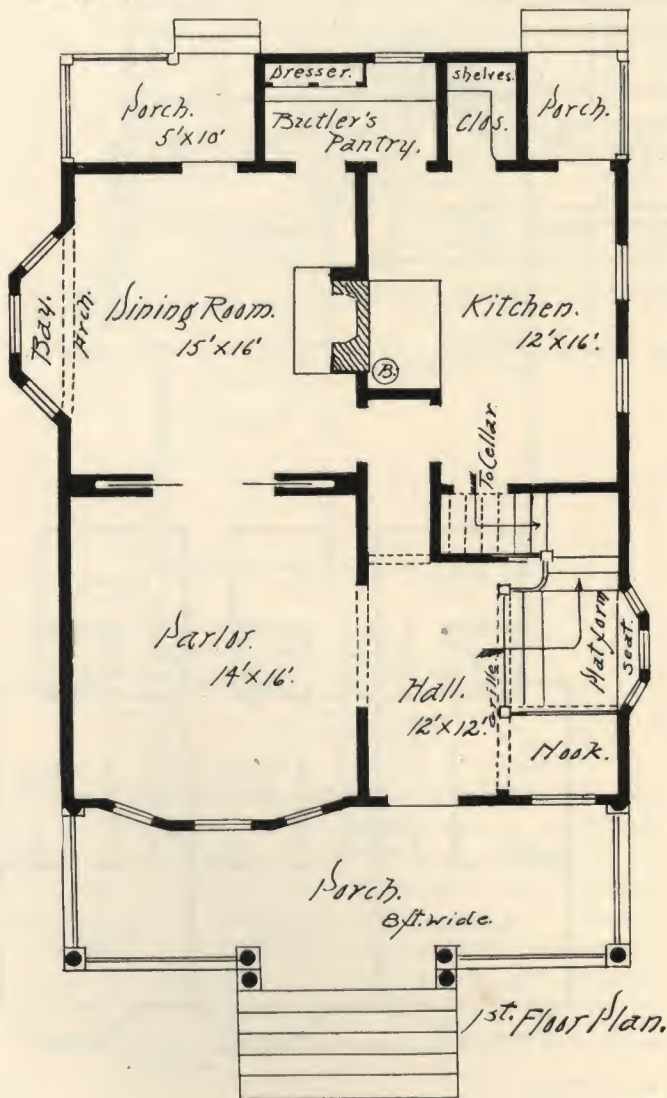
The hot air heater is superior to other methods of warming the house in that all the air conveyed into the room is fresh, the air, as it becomes cooled, finding an exit through the doors and windows; or if there are open fireplaces, they do excellent service in drawing off the chilled air from the floor level. But there are so many poorly constructed heaters admitting gas to the rooms, or of such thin iron that they soon burn out, that they are somewhat in disfavor. Very frequently, too, the heaters are too small for the house they are intended to heat, in which case they are forced far beyond their capacity, the air being burned before reaching the rooms. It is far better to place a larger heater than is actually required in the house, and secure the desired amount of hot air with a low fire.



Design No. 485.

Residence of Geo. J. Smith, Esq., Nutley, N. J.

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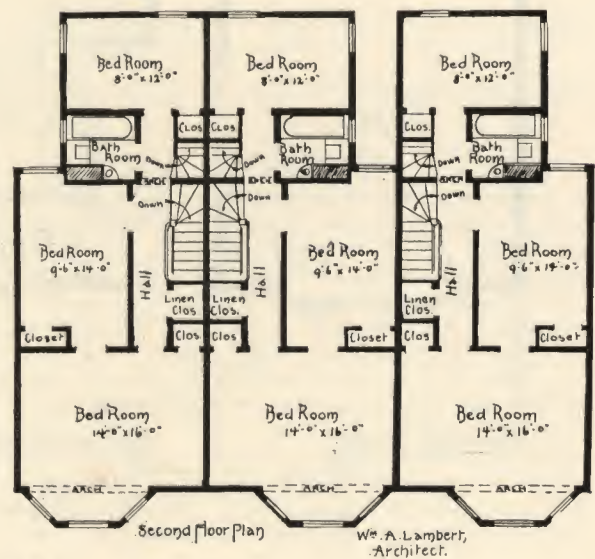
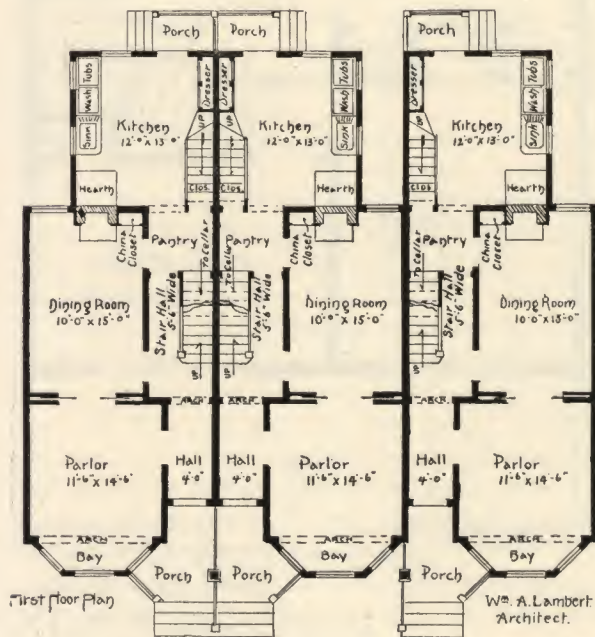




Design No. 301.

A Block of Three Houses.

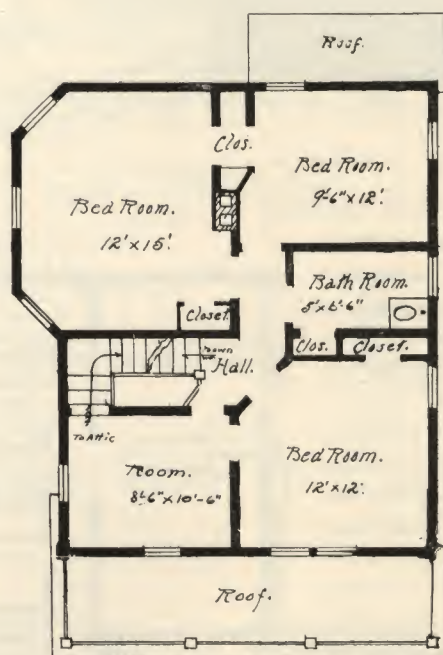
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DESCRIPTION ON PAGE 86.



Residence of Chas. O. Smith, Esq., Nutley, N. J.
Design No. 229. (COPYRIGHTED.)



Design No. 229 represents the residence of Mr. Chas. O. Smith, Nutley, N. J. This design, of Colonial style, is treated in an artistic and pleasing manner. All unnecessary ornamentation is avoided, and it shows upon its face the style of architecture it is to represent.

The sides are covered with clapboards, mitred at angles, and the roof shingled. There is a cellar under the entire building, with walls of stone and brick.

The porch across front is of good size, with balcony on top.

The hall contains a neat platform staircase of ash, with turned newels and balusters, and good sized hat and coat closet.

The parlor has a portière opening connecting with hall; is furnished with neat mantel, and is finished in whitewood.

The dining room has an attractive Colonial mantel, large bay the whole width of room, whitewood finish, and a corner china closet.

A large closet is placed between dining room and kitchen, with small sliding door on kitchen side to pass things through. There are also a sink and all the usual fixtures and large pantry in the kitchen. It has a good stairs to cellar, and a porch at rear.

There are four bedrooms on second floor, and four good closets, with woodwork of hard pine, finished natural.

The front door is glazed with French glass. Picture molding in all the main rooms.

The floors throughout are of best hard pine.

The entire building is sheathed with hemlock boards and paper, and built in a thorough manner.

There is an easy platform staircase to attic, where there is space for two good bedrooms and a storeroom.

All windows are provided with outside blinds.

The bathroom is arranged for bathtub, washbasin, and water closet. Building is heated throughout with hot air furnace.

The outside measurements are 24 x 30, not including bay and porches.

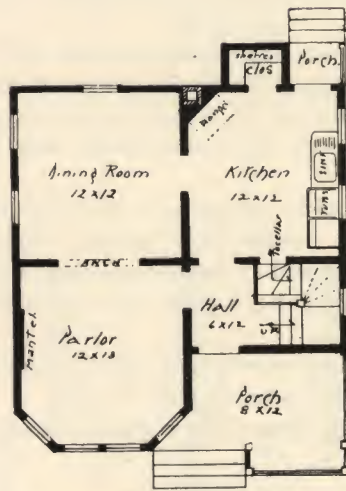
Heights of ceilings: first story, 9 feet; second story, 8 ft. 6 in.; third story, 8 ft.; cellar, 7 ft.



Design No. 121.

Cottage at Rutherford, N. J.

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First Floor Plan

Design No. 121 is a cottage that has been built in several New Jersey towns. It was the aim in designing this building to make a convenient, economical and artistic house, suitable for a suburban home for a family of small means.

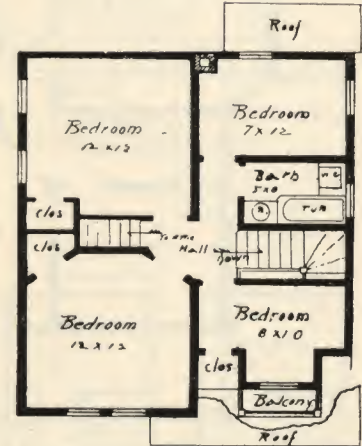
The building is quite attractive and pleasing, and has proved to be a very popular house, several having been built at Rutherford, Avondale, Passaic, Nutley, Great Notch and Franklin, N. J., and, with some slight alterations, in other suburban towns. It is a roomy, convenient and pretty house, at a low cost. There is a good cellar under the entire building, with walls built of brick.

The first story and part of second story are clapboarded; belt course, gables

and roofs are shingled. Hall is lighted by small window, and has ash staircase of special design.

Floors throughout are of North Carolina pine. All the rooms are trimmed with North Carolina pine, finished natural. Parlor and dining room are connected by portière openings. The former is finished with hardwood mantel and beveled plate mirror, and has bay window the width of room.

Kitchen is fitted with sink, washtubs, range and closet, and a porch at rear.



Second Floor Plan

The second story contains four bedrooms, with closets. The bathroom is fitted complete with tub, washbasin and water closet. A wide stairs run to attic, where is space to finish two rooms. All windows are provided with outside blinds. House is heated throughout with hot-air furnace. The entire building is sheathed with hemlock boards and paper, and built in a thorough manner.

Dimensions: Front, 25 ft. 6 in.; depth, 26 ft. 6 in., not including porches; ceilings, first story, 9 ft.; second story, 8 ft. 2 in.; third story, 7 ft. 6 in.; cellar, 7 ft.



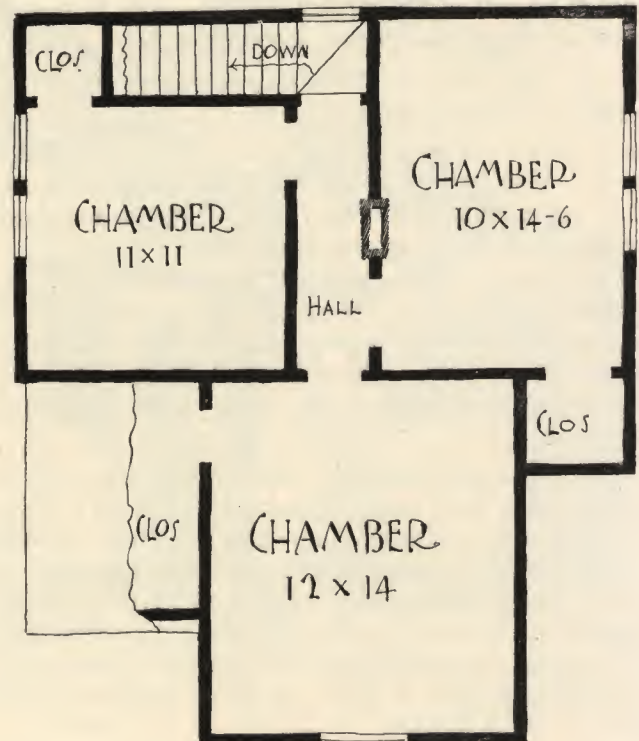
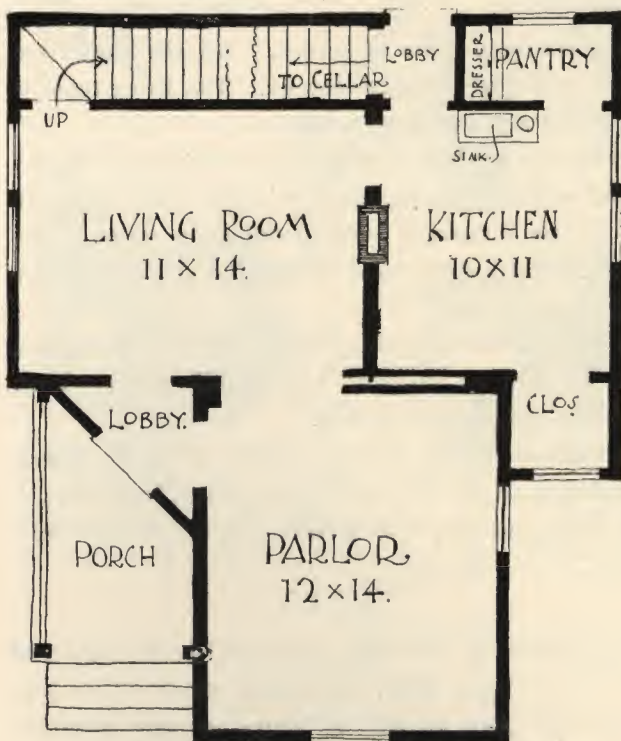
J. A. JOHNSON

W. A. LAMBERT, ARCHT.
114 NASSAU ST. N.Y.

Design No. 418.

Perspective View.

(COPYRIGHTED.)



FIRST FLOOR PLAN

SECOND FLOOR PLAN

DESCRIPTION ON PAGE 86.

Design No. 301 is a block of three houses, designed to be built in either city or country, on a lot 50 feet wide. This is the very best and most economical way to build houses to rent, where land is high in price. The cost of these three houses is very moderate. Any man would be proud to point out to a friend one of these as his home. They have an attractive, artistic, cozy appearance, and inside are models of convenience. The rooms are so arranged that the house has an abundance of room, and abounds in closets. A person can build a block of houses like these, rent two, and live about rent free himself—a thing often done by wide-awake people.

The depth of building is 45 ft., including bay on front and kitchen extension. Width, 50 ft. over all. The first story is 9 ft.; second story, 8 ft. 6 in. high.

The cellars are 7 ft. deep, cemented, and fitted with furnace, coal bins, etc. The finish of main rooms is white-wood; other rooms, pine. The mantels are cabinet finish, and the stairs are of ash. Parlors have large bay windows and sliding doors connecting with the dining rooms, which have open fireplaces and china closets. All the floors are of pine. There are sanitary plumbing throughout, a back staircase from kitchen, and a good porch on front and rear.

The roof is tinned, with a three foot air space between it and the ceiling of second story, thus affording cool rooms in summer. The partitions between houses are filled with brick to prevent sound striking through. Any further information will be sent to those intending to build.

Design No. 418, like No. 226, is a cottage of low cost, designed to meet the prevailing demand for cheap, and, at the same time, convenient and attractive cottages. Pleasing to the eye without, comfortably arranged within, and simple and substantial in its general finish.

The first and second stories are clapboarded; gables and roof shingled. To save expense we start the frame on brick foundation 6 in. above ground, and keep our floor beams two feet above same, to give sufficient height in cellar. The location and sizes of the rooms will be seen by observing the plans.

In small inexpensive houses the tendency is to give the main stairs a more modest place for the privacy of the occupants and economy's sake. The lobby can be made to greet the undesirable visitor with a cold stare, while the living room offers as warm a welcome to a friend as could be desired. The living room has sliding door connecting with parlor. The stairs to second floor go up from living room, and the stairs to cellar go down under those from lobby in rear of kitchen.

There is also an outside cellar entrance, and a good, well lighted cellar.

The kitchen contains a sink and pump. The pantry is fitted with dresser, drawers and shelves. The parlor is of good size. There are three chambers with good closets on the second floor, with attic for storage above. Outside blinds to all windows.

Height of stories: First, 8 ft. 8 in.; second, 8 ft.; cellar, 6 ft. 6 in.

Size of building, 20 ft. 6 in. x 31 ft.

Finish, hard white plaster throughout house; spruce flooring on all floors, with pine trim, finished natural in all rooms and staircase; front door glazed with French glass; picture molding and pretty mantel in living room and parlor.

There are also a cistern to catch rain water for use of house, and a cesspool and yard house.

The materials used in construction are of good quality and better than are usually found in houses of the kind.

Bathroom could be put in over pantry, with plumbing fixtures complete, if desired.

Design No. 433 is a convenient, cozy house, at a very low cost, suitable for a 25-foot lot. There is a good cellar under building, with walls built of brick and stone.

The first and second stories are covered with Novelty Siding and sheathing paper. Gables and roofs are shingled.

Floors throughout are of spruce. All the rooms are trimmed with pine, finished natural. The living-room is finished with neat hardwood mantel.

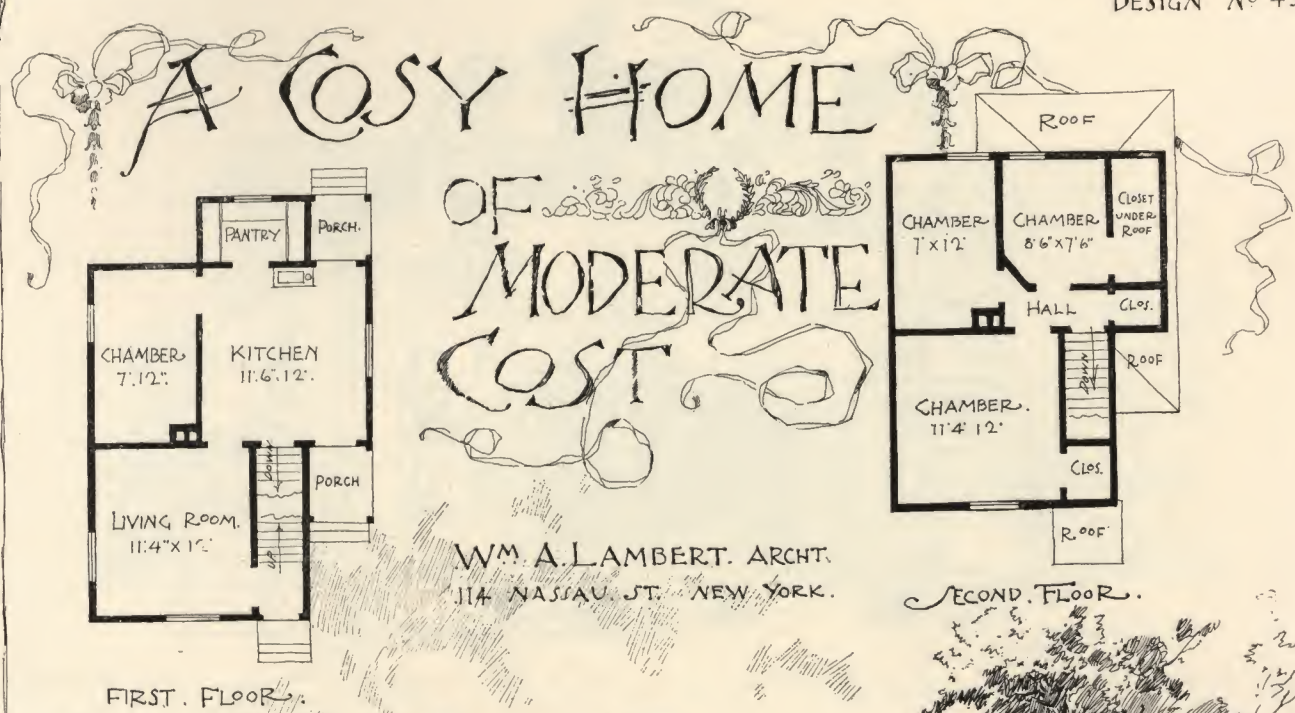
The kitchen has large lighted pantry fitted with shelves; also sink and pump, supplied with water from cistern in yard. It has a stairs to cellar under main stairs. The chamber on first story could be made a dining-room by adding bay windows.

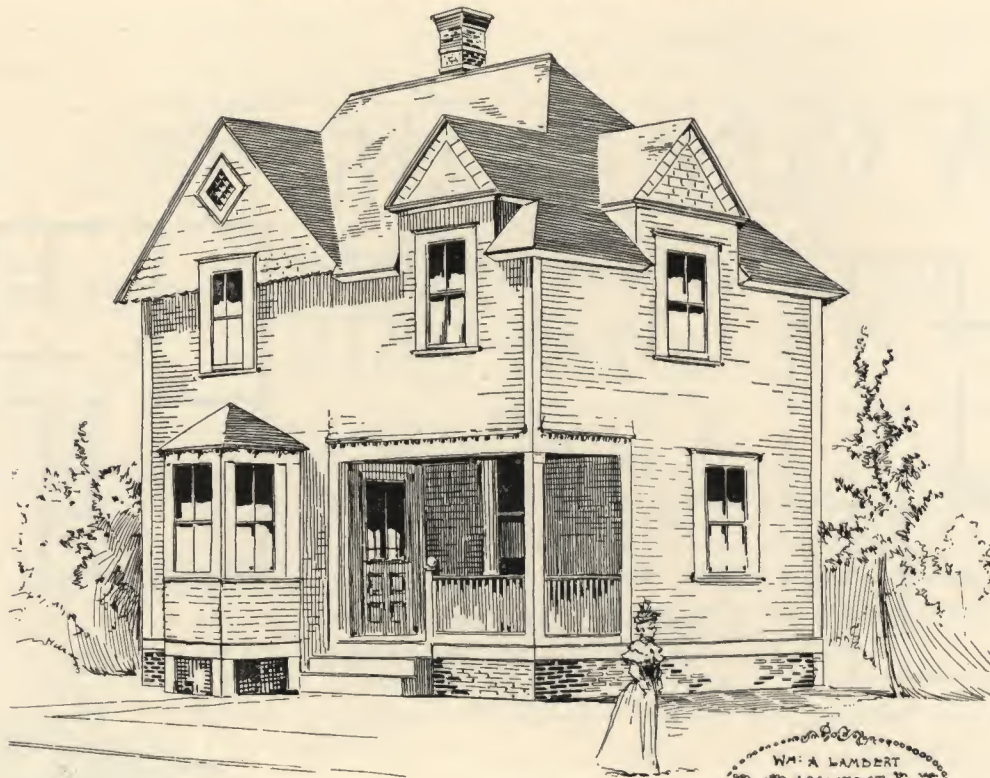
The second story contains three chambers, with closets. House is piped for furnace. Outside blinds to windows. Yard house and cesspool in yard.

Dimensions: Front, 20 feet; depth, 25 feet 6 inches, not including pantry nor porches. Ceilings, first story, 8 feet 6 inches; second story, 8 feet; cellar, 6 feet 6 inches.

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DESIGN No 433

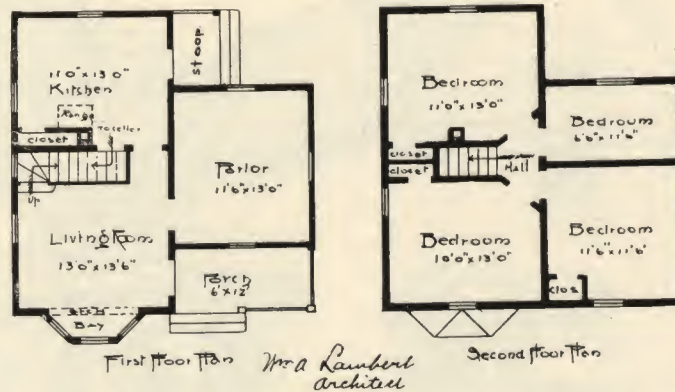




Design No. 226.

Cottage at Nutley, N. J.

(COPYRIGHTED.)



Design No. 226 is a cottage of low cost, designed to meet the prevailing demand for cheap, and, at the same time, convenient and attractive cottages. Pleasing to the eye without, comfortably arranged within, and simple and substantial in its general finish.

The location and sizes of the rooms will be seen by observing the plans. The first story contains a good sized front porch, and also good kitchen porch in rear. The living room has a large bay window in front. The stairs to second floor go up in this room and make quite a pretty feature; the stairs to cellar go down from kitchen under these. There is also an outside cellar entrance, and a good, well lighted cellar, walled up with brick and stone. The kitchen contains a sink and pump, with closet under. The regular kitchen closet is on the right of range. The parlor is of good size, and has windows on three sides, affording ample light and air. There are four bedrooms, with good

closets, on the second floor, with a good attic for storage above. Outside blinds to all windows.

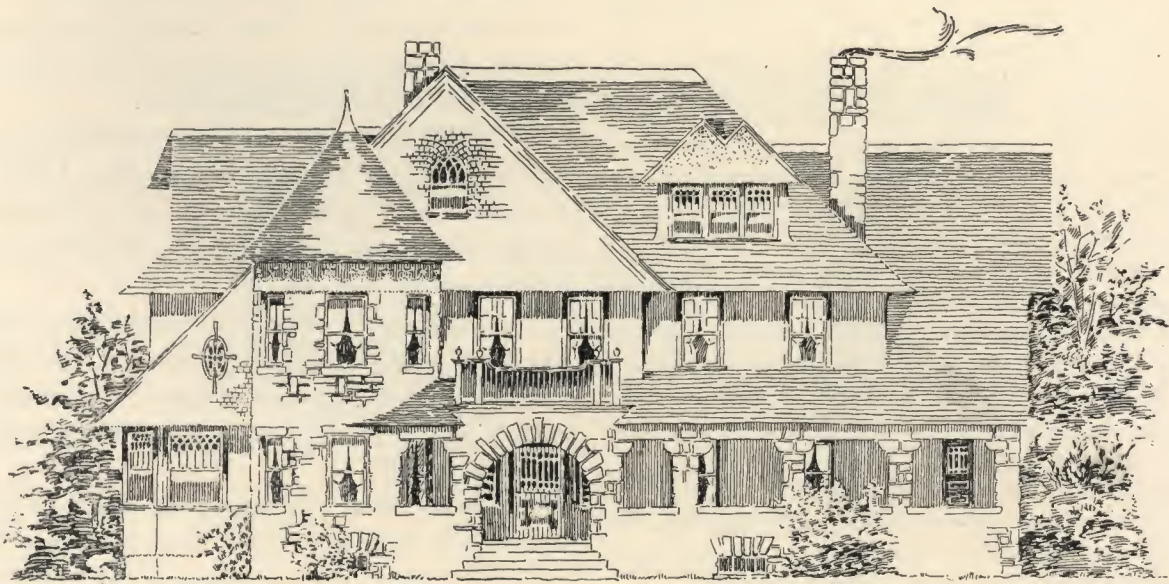
Heights of stories: first, 9 ft.; second, 8 ft.; cellar, 6 ft. 6 in.

Size of building, 26 ft. 6 in. x 26 ft. 6 in., not including bay.

Finish: hard white plaster throughout house; hard pine flooring on all floors, with Carolina pine trim, finished natural, in all rooms and staircase; front door glazed with French glass; picture molding and pretty mantel in living room and parlor.

There are also a cistern, cesspool and yard house. The materials used in construction are of good quality and better than are usually found in houses of the kind.

Small bedroom could be used as bathroom, and lobby or vestibule could be built on porch if desired.



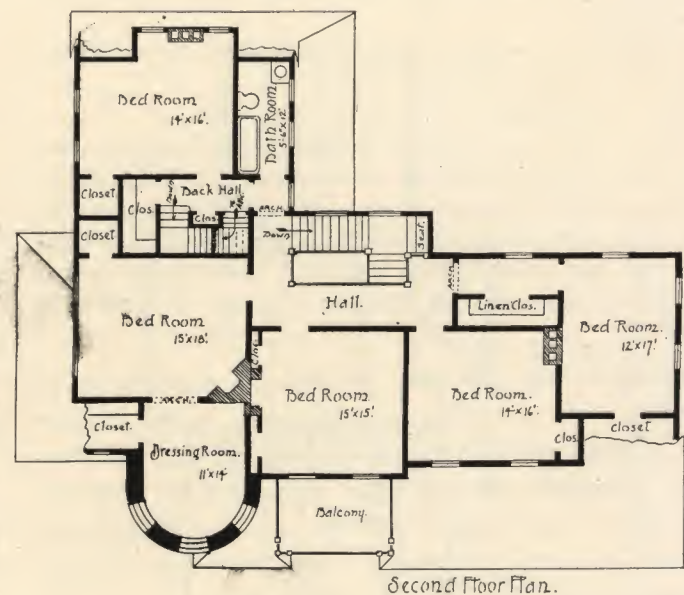
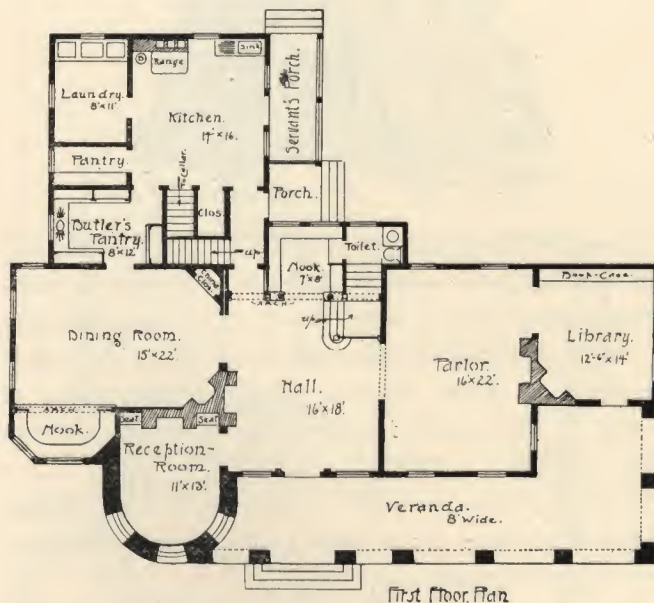
-Front Elevation-

Wm. Lambert - Architect
- 114 Nassau St. - N.Y. -

Design No. 581.

Residence of F. B. Poor, Esq., Hackensack, N. J.

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Design No. 581.—Residence of Mr. F. B. Poor, Hackensack, N. J.

The first and second stories of tower, as well as the outside chimneys, piers, archway, and walls of porch, are built of rock-faced brownstone, which gives a solid, substantial effect that cannot be obtained in any other way. The balance of house, including roofs, is shingled.

There is a large, cemented, well lighted cellar under the entire building, fitted up complete.

The main hall is a feature of the interior, and is connected by sliding doors and portière opening with parlor and dining-room. It is provided with a large, open fireplace and mantel of cut stone, and it contains a paneled staircase in ash of artistic design, with a large nook and toilet under,

The hall and nook are lighted by an art-stained glass window. The parlor has a portière opening connecting with library; both are furnished with open fireplaces and Colonial mantels. Dining-room has large nook bay, china closet, open fireplace, and tile mantel. The reception room to the left of hall is provided with open fireplace and cabinet mantel, and the kitchen is provided with range, sink and all the usual fixtures, large store closets, pantry, and large porch. Butler's pantry is also fitted up with sink and all the usual fixtures. Kitchen has convenient stairs to cellar and second story back hall. There are five good, light and airy bedrooms, a large dressing-room, and bathroom on second floor, each provided with ample closets. Two of the bedrooms have open fireplaces and cabinet mantels, good-sized linen closets in halls, and fitted with shelves, drawers, etc.

An easy staircase runs from back hall to third floor, where there are two servants' rooms finished, allowing for storage and to finish two or three more rooms. The bathroom is fitted complete with best open exposed plumbing.

The casings of main hall and dining-room are oak; parlor and library, sycamore; reception room, whitewood, to be finished in china gloss; cypress, finished natural, in the other rooms.

All windows are provided with outside blinds, except those in stonework, which are provided with inside Venetian blinds.

Heights of ceilings: first story, 10 ft.; second story, 8 ft. 6 in.; third story, 8 ft.; cellar, 7 ft.

Size of building, 70 ft. front by 56 ft. deep.

One of the novel features of this building is the fact that all the cooking and boiling are done by gas. The water in kitchen boiler is heated by gas. The rooms are warmed by gas logs in the fireplaces, and the house is heated throughout by a gas heater located in cellar. The laundry work is also done by gas, and the building is lighted throughout by gas.

Design No. 575.—The suburban cottage shown on front of cover is a delightfully simple but pleasing example of modern Colonial, both exterior and interior. The sides and roofs are shingled. The house has an attractive veranda, as well as good-sized rear porches. What is perhaps most noticeable about the design are the graceful roof lines, and stone veranda and chimney effects.

Dimensions: Front, 36 ft.; depth, 48 ft.; exclusive of porches and side bay.

The interior arrangement is very convenient, as will be seen by observing the plans. The principal rooms are connected and separated by sliding doors. The hall is square and spacious, trimmed in oak, and has a coat closet and toilet.

A spacious staircase built of oak is lighted by delicately stained glass windows. There is a large, open fireplace and mantel of special design, with comfortable seats in a cozy nook at side of staircase. (See sketch.)

The parlor and library are neatly trimmed in sycamore, and they are provided with open fireplaces built of brick, and pretty cabinet mantels with mirrors. The dining-room is trimmed with ash and stained oak, and has open fireplace with tile mantel.

The kitchen and pantries are trimmed with North Carolina pine, finished in oil. The kitchen is provided with a range, store closet, sink, and stairway to cellar and second floor. The butler's pantry is fitted up with shelves, drawers, dresser and sink.

The second floor is trimmed with North Carolina pine and cypress, finished natural. It contains five bedrooms with ample closets, and linen closet in hall. The bathroom



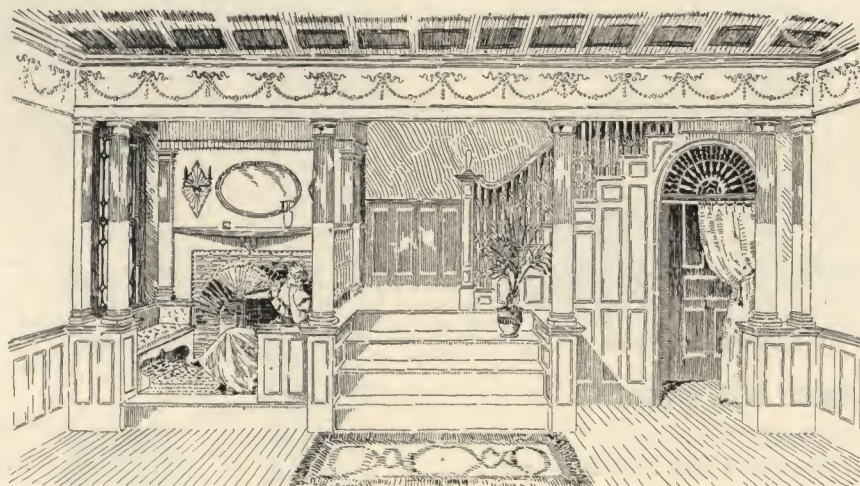
has plaster wainscoting, laid off in tile form, and is furnished with best sanitary exposed plumbing, including a wash-basin, portable tub and water-closet. The floors throughout the main rooms on the first story are laid with narrow ash for rugs. Those in other rooms are hard pine. A servant's room is finished on third floor, with space for two more rooms.

There is a cemented cellar under the entire building, with walls of stone. It contains a convenient laundry and servant's water-closet, coal bins, etc.

All windows are fitted with outside blinds. The house is heated throughout by a hot-air furnace in cellar.

Heights of ceiling: first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; cellar, 7 ft.

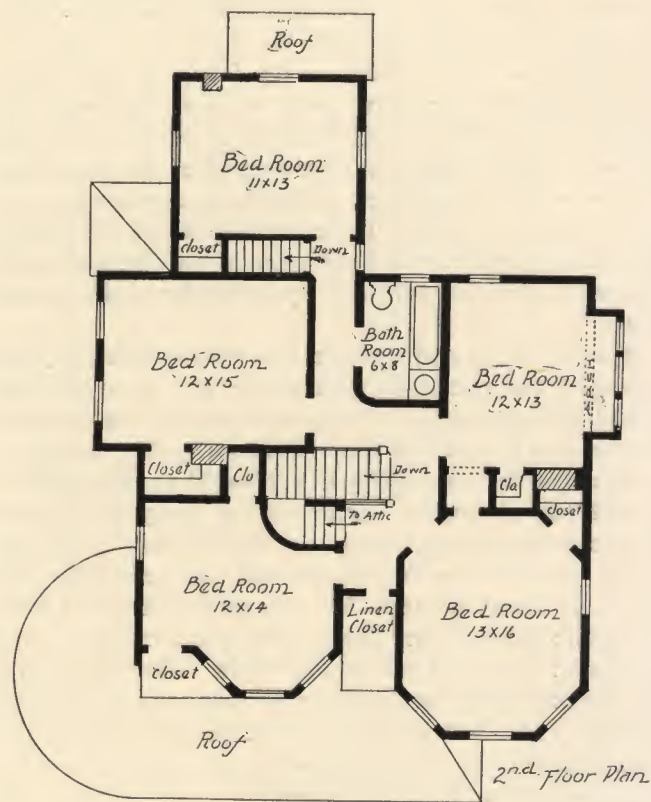
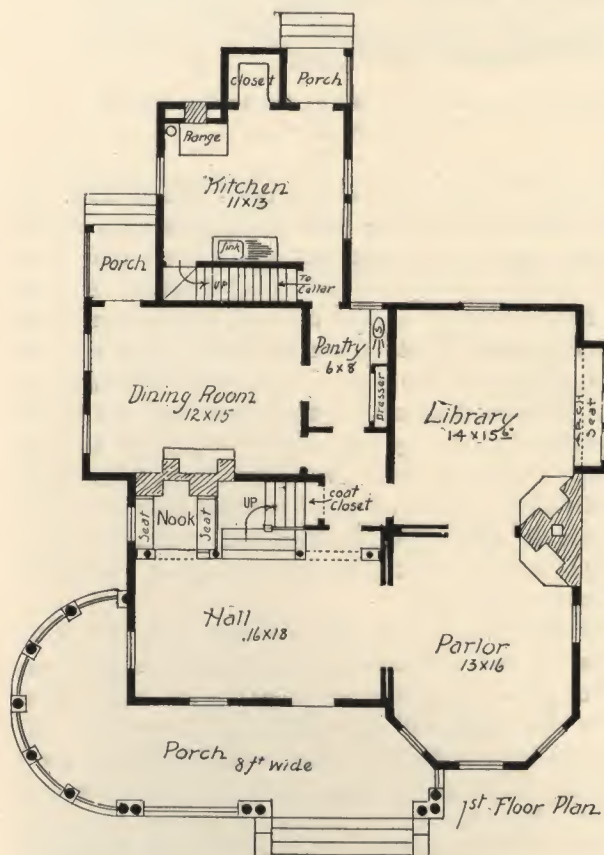
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Design No. 575.

The Hall in Cottage on Front Cover.

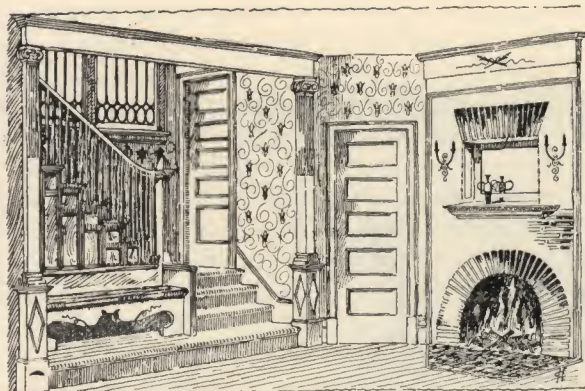
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Design No. 575.

Plans of House on Front Cover.

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Suggestion for a Reception Hall.

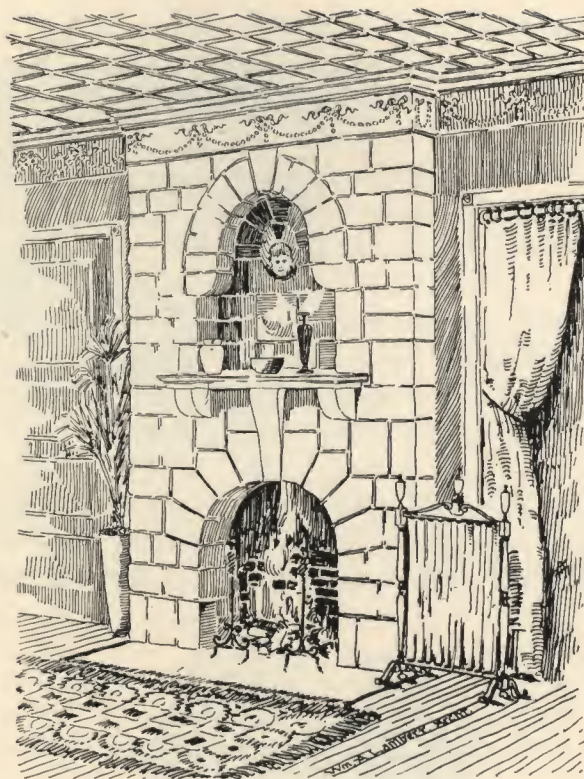
MAN LIKES HIS DEN.

Here are Some Hints on Making One look Cozy and Attractive.

A "study" or "growlery" is just as dear to a man's heart as a boudoir is to a woman's; and the master of the house deserves to have some corner which shall be his very own, whither he can retire when he wishes to read or work, or simply smoke and rest, or receive business visitors, blissfully undisturbed by the rest of the household. Even in houses artistically furnished the chamber set apart for the use of the male member of the family is often much neglected from a decorative point of view. The walls are probably hung with an old-fashioned paper; the curtains are ancient ones, discarded from some other room; the floor covered with an old carpet; the walls are ornamented with a few faded photographs, fly-spotted prints and dilapidated pipe racks; and as to the furniture, why, the den is a sort of refuge for all the shabby and broken-down chairs in the house.

Now, let us try and imagine how such a room will look furnished and decorated substantially and artistically, although not expensively. The great thing to be remembered with respect to furniture and decoration is that men, as a class, detest anything which is not useful as well as ornamental, and abominate "gimcracks" of every description. In a room with a bleak aspect, the deep red, dear to the masculine heart, may be introduced with dull gold relief. If there are plenty of items for wall embellishment, a plain paper finished with deep frieze would look admirable. The paint should be dark red or oak brown. The floor should be stained and strewn with warm-toned rugs or skins of animals. The sole hangings should be the curtains, and these should be of some material that will not shut out the light and that can be easily washed.

The furniture must be quite distinctive. A good writing-table is absolutely necessary, and a desk with cylinder top and innumerable drawers will be found very acceptable.



Stone Fireplace in Hall of Smith Residence, Hackensack, N. J.

There must, of course, be a comfortable writing-chair. It is almost needless to say that the chairs in this room should be as comfortable as possible, but at the same time they must be strongly made and simply upholstered. A comfortable divan arranged around the walls and covered with rugs, having plenty of plain, unornamented cushions, will be a great addition to the room. It is a great temptation to have the cushions elaborately embroidered, but this would be a fatal mistake, for they are as apt to be used for the feet as the head. Near the divan should be a small table, holding a really good reading-lamp. The room should contain a bookcase to hold specially treasured volumes, and a revolving bookstand, which will also be a good receptacle for papers and magazines.

If the mantelpiece is very ugly, a simple scarf should be draped over it, but without any bows or feminine nonsense. A rack for pipes by the fire, another for guns, and a third for sticks and whips will be found a great comfort. If there should be a cupboard in the room, it will be a good place to keep all sorts of odds and ends, fishing tackle, shot and so on. Men, like women, always like to see the walls of their own room decorated with their peculiar treasures. If he be a sportsman, there should be plenty of trophies; if a traveler, he may have treasures from all parts of the globe to make his room dear to him.—*Commercial Advertiser*.

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WILLIAM A. LAMBERT,
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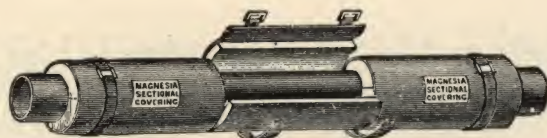
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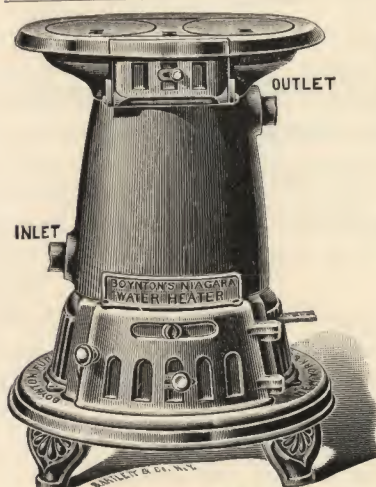
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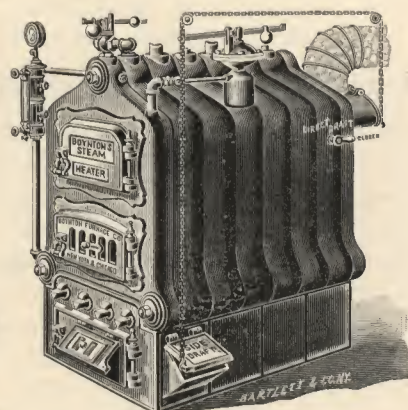
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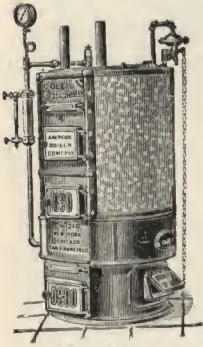
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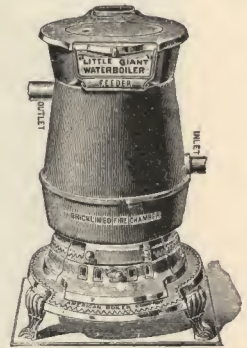
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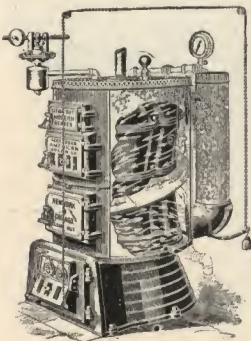
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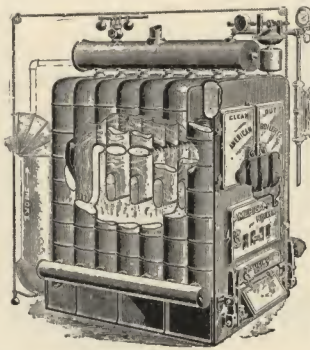
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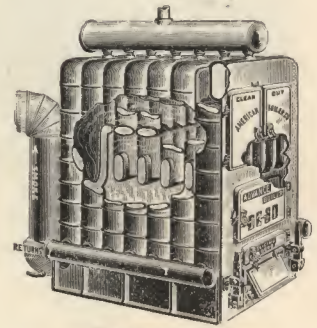
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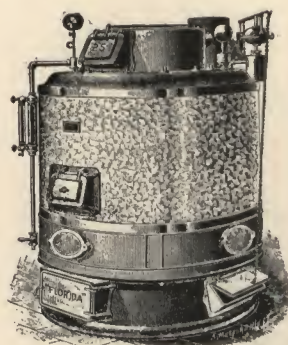
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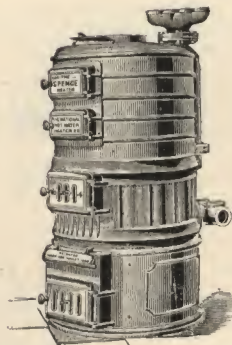
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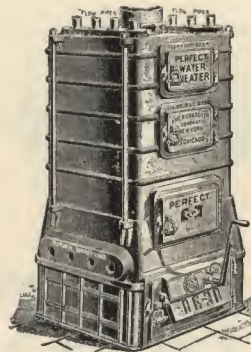
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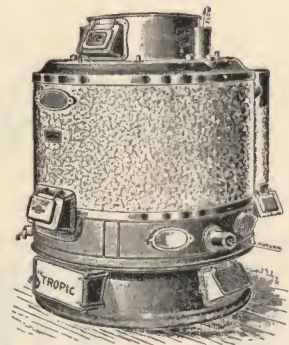
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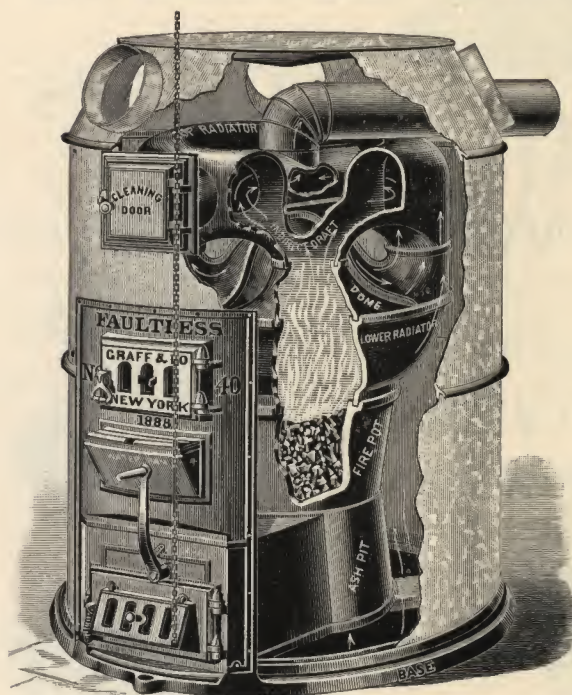
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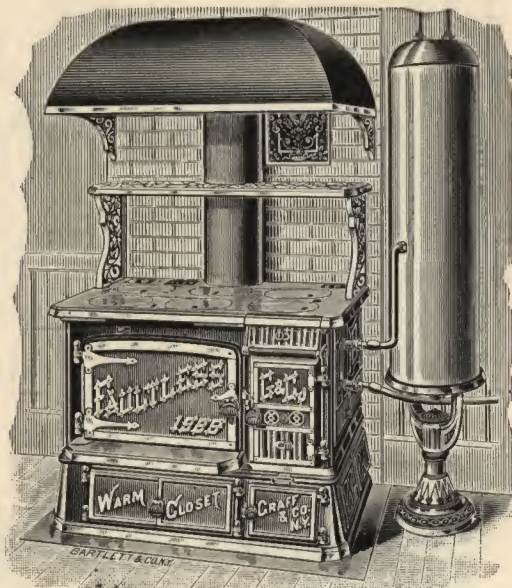
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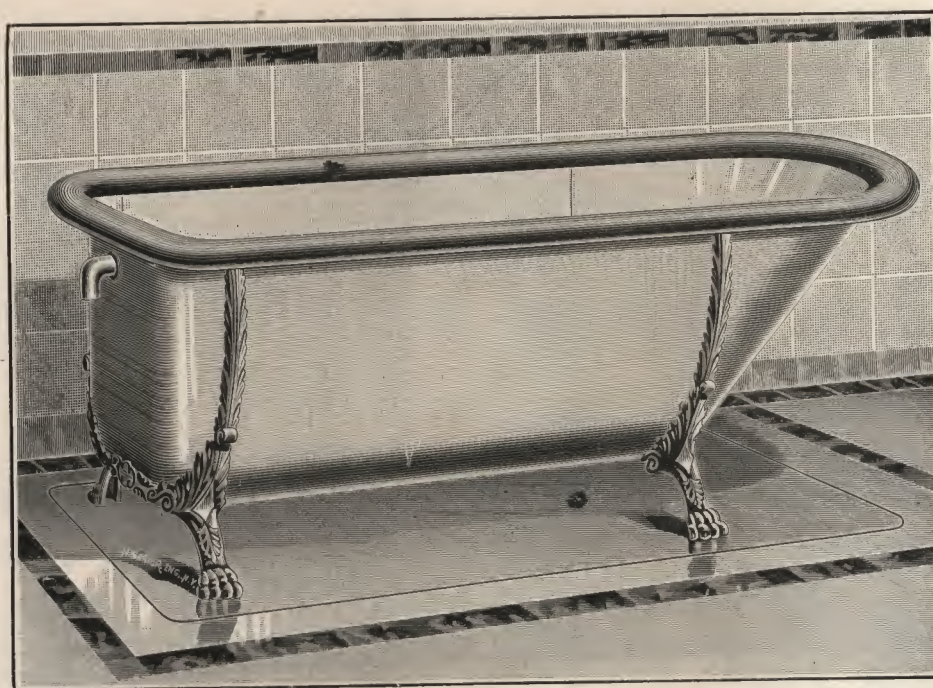
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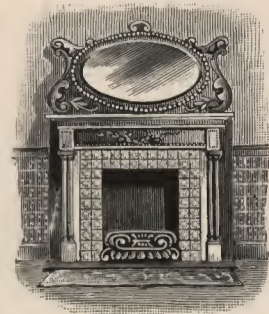
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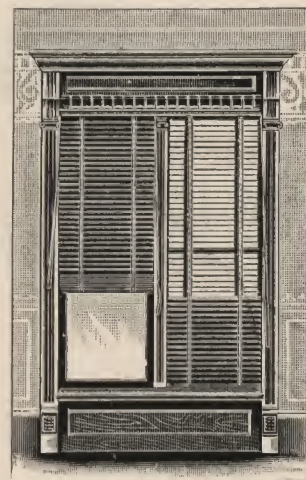
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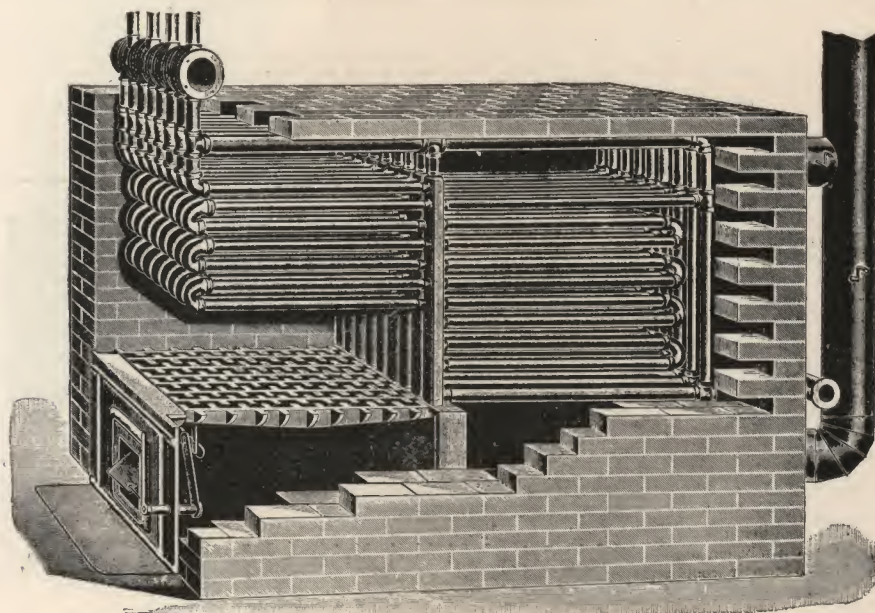
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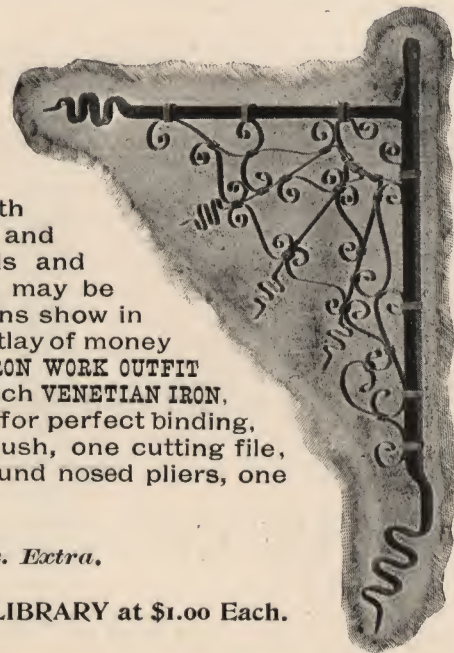
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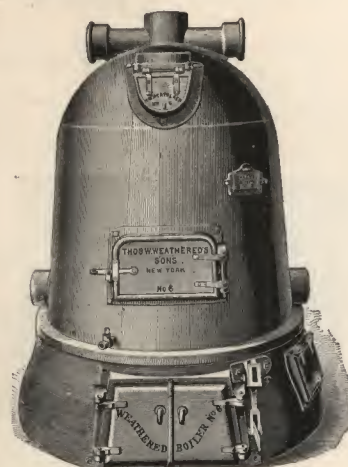
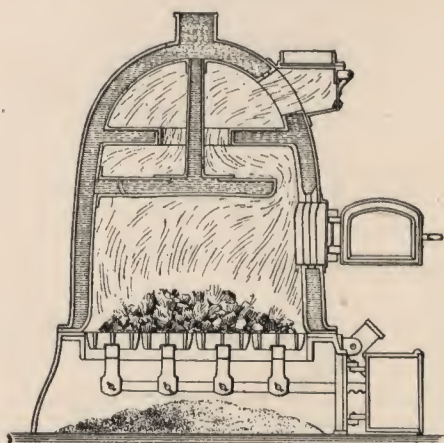
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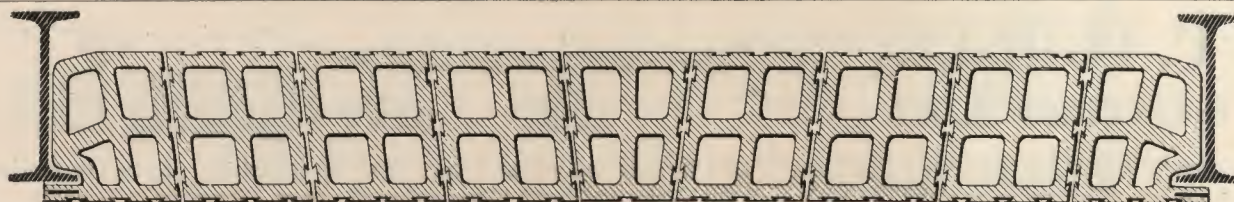
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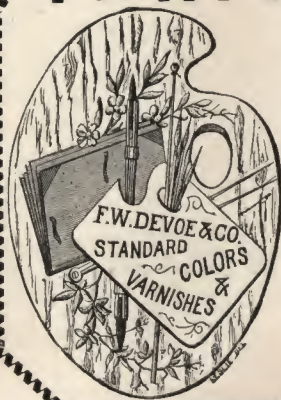
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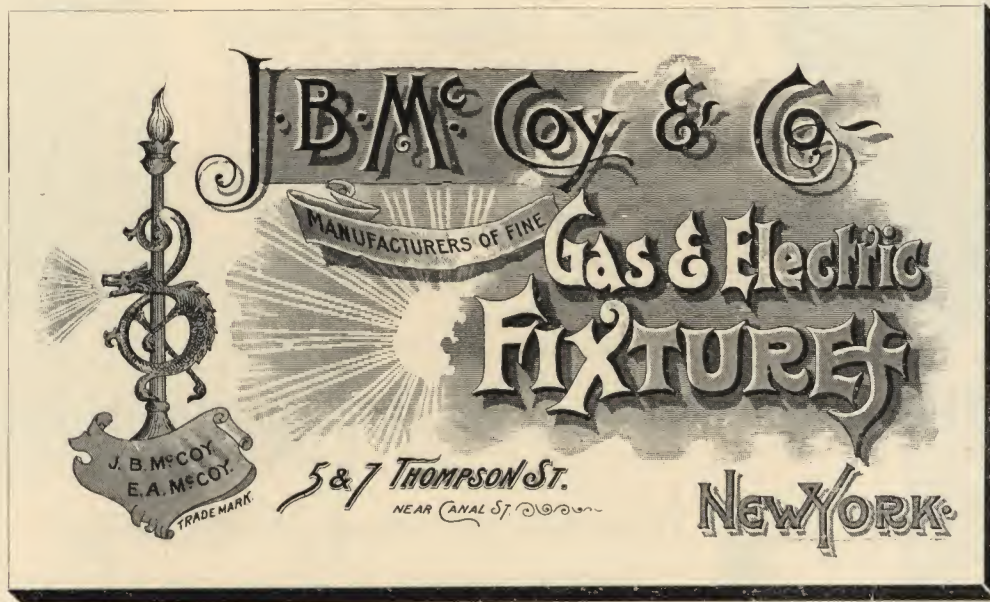


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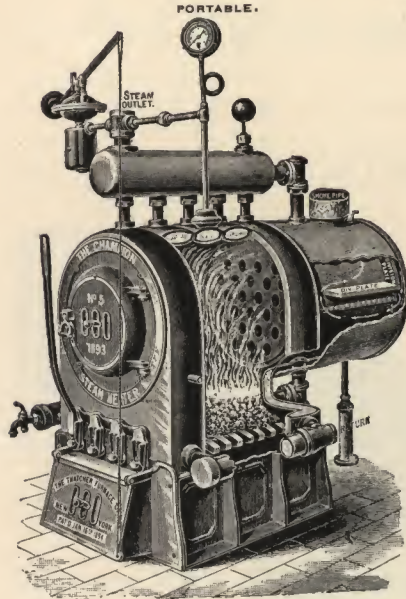
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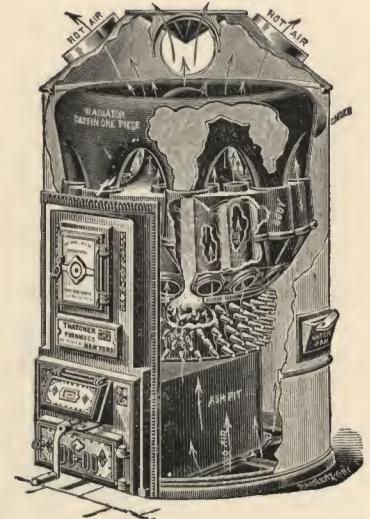
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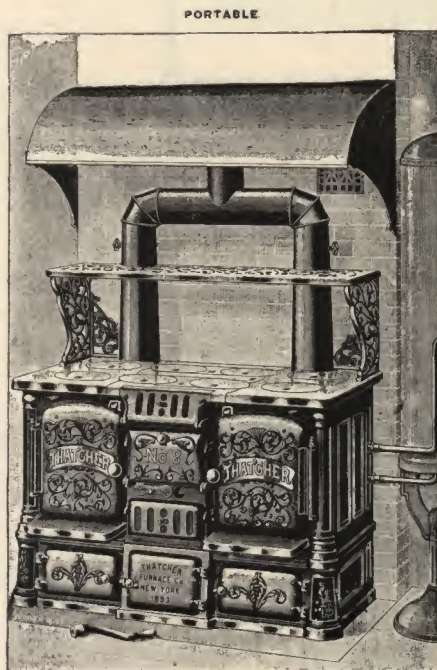
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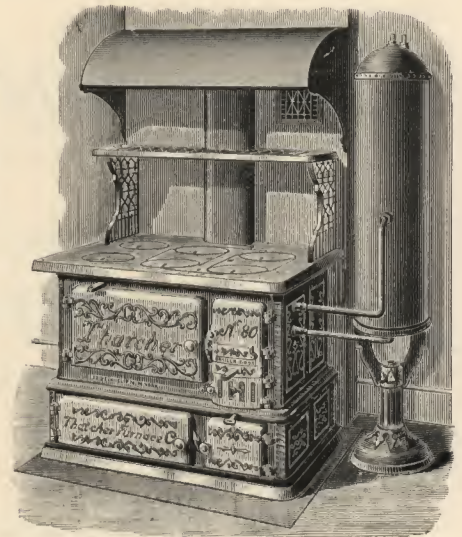
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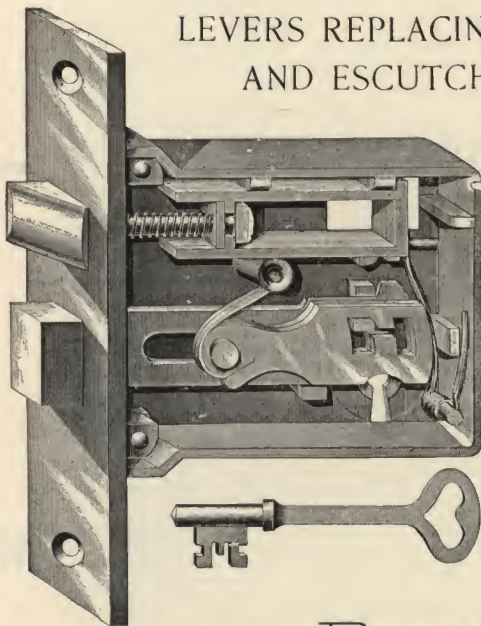
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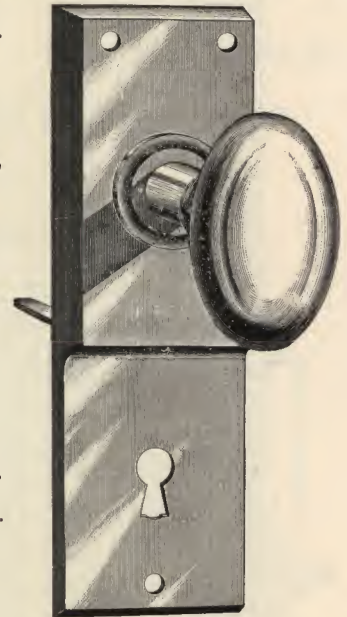
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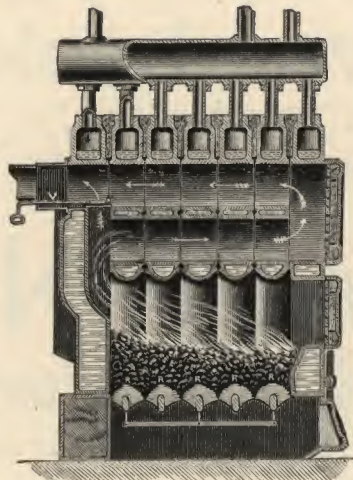
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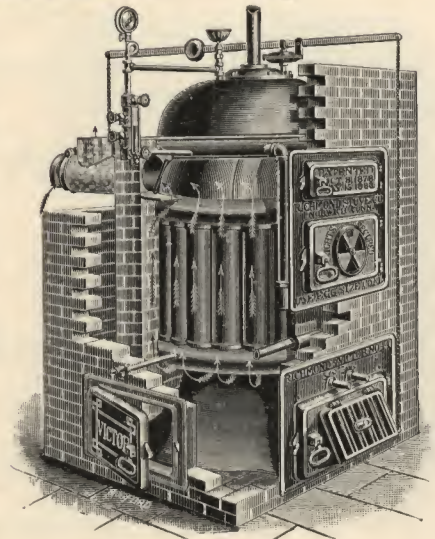
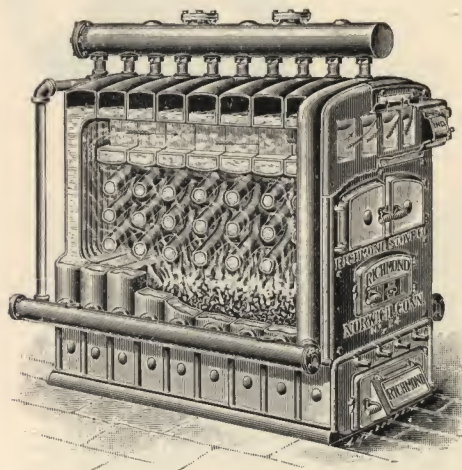
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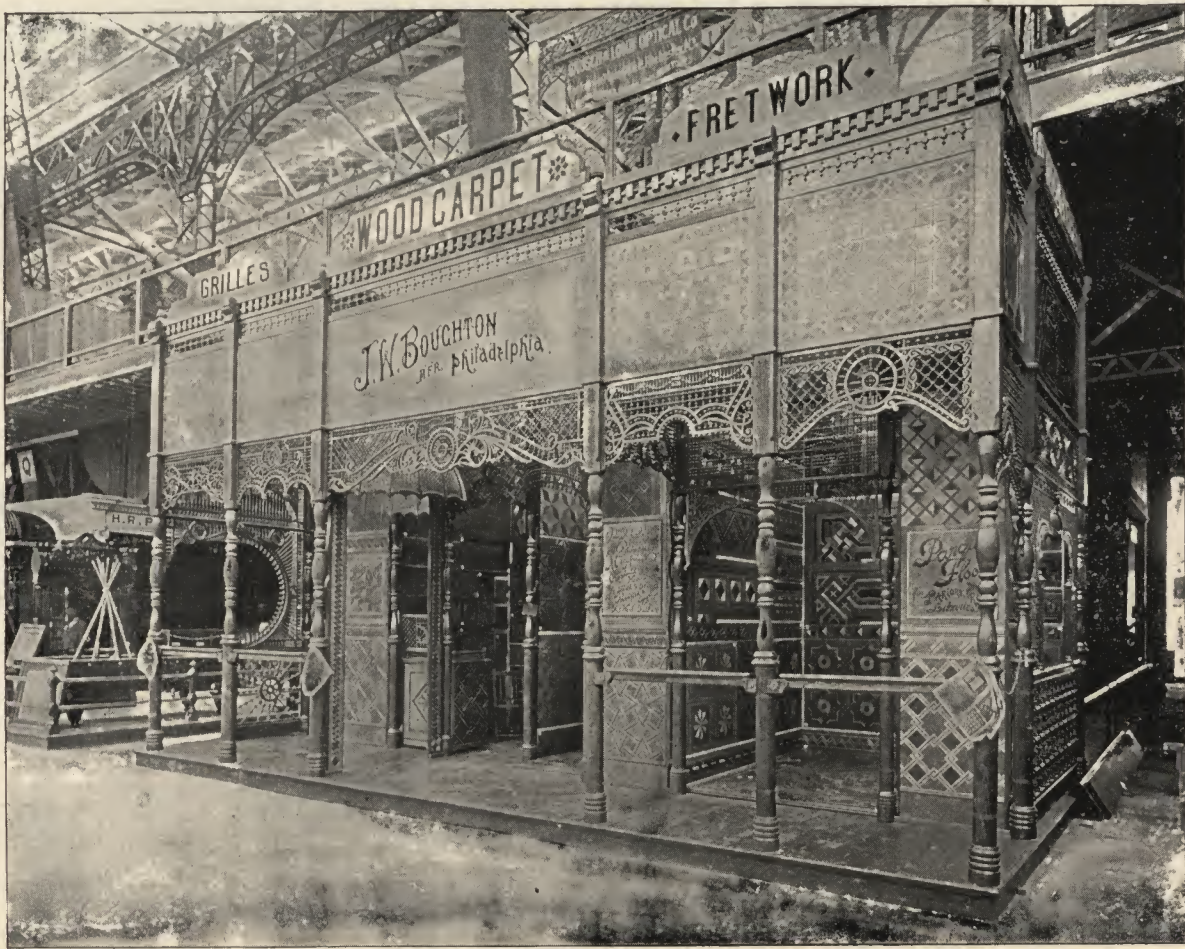
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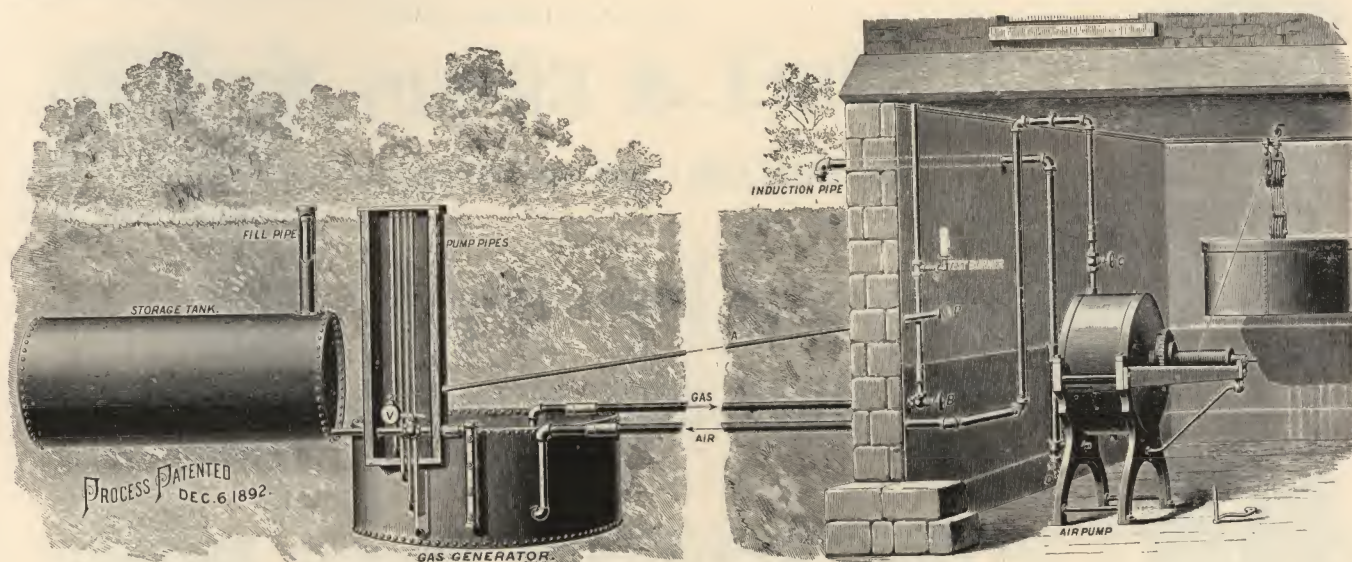
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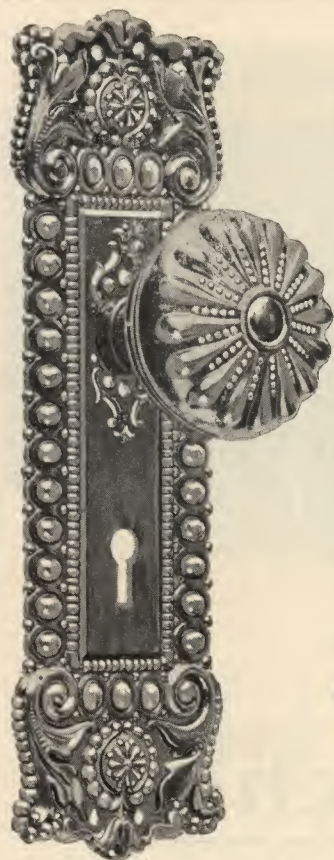
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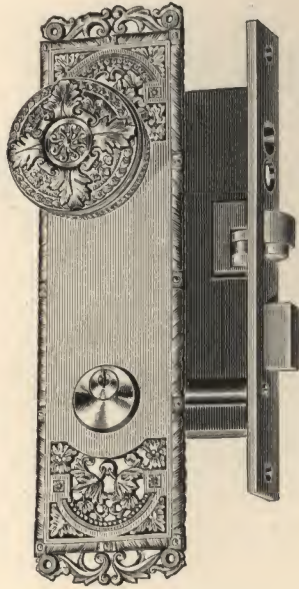
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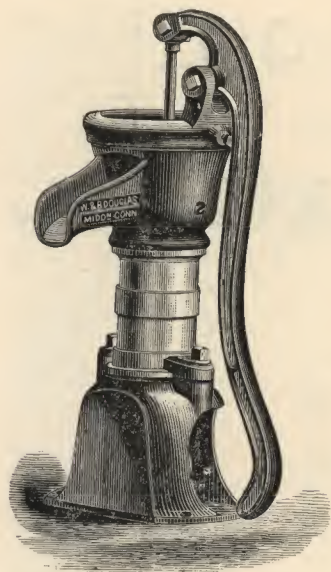
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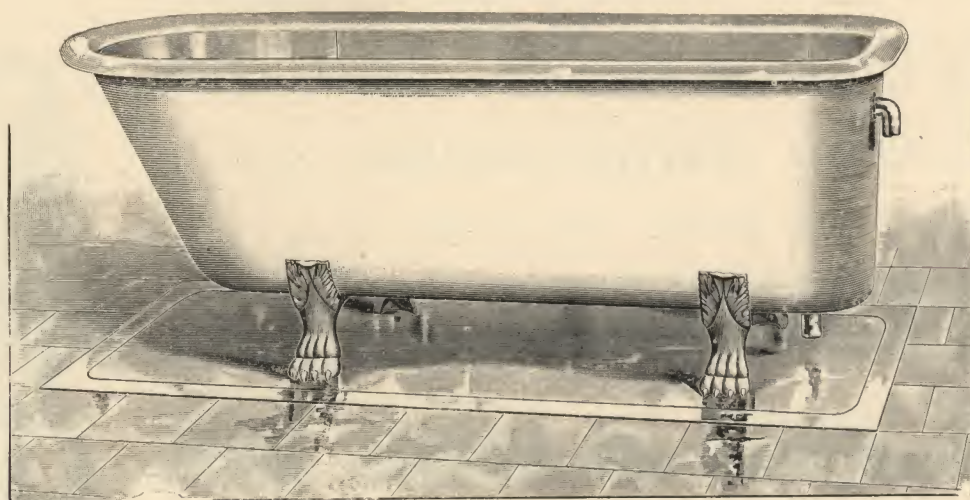


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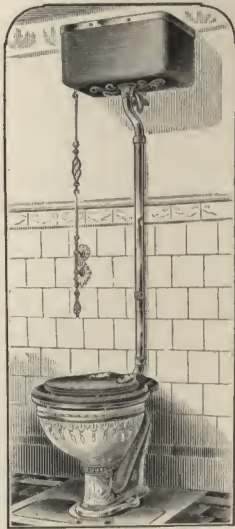


PLATE 1133 G.
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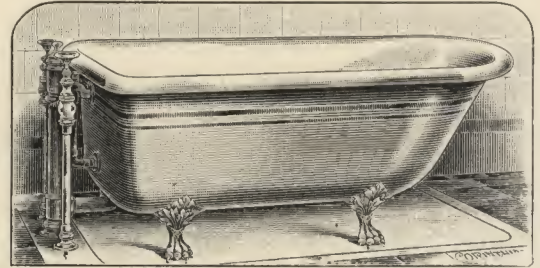


PLATE 1155 G.—All-Open Porcelain-Lined Roll-Rim Bath.

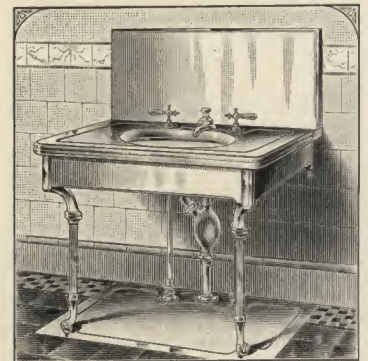
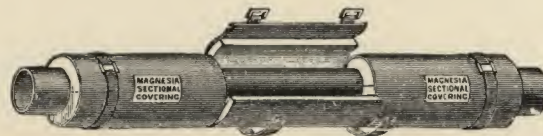


PLATE 1141 G.—All-Open Lavatory.



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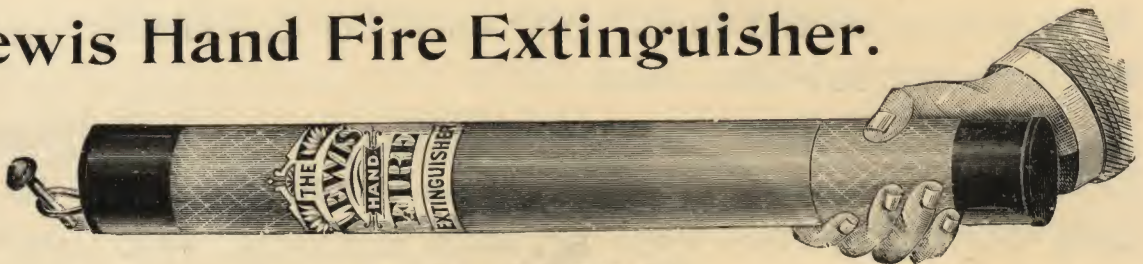
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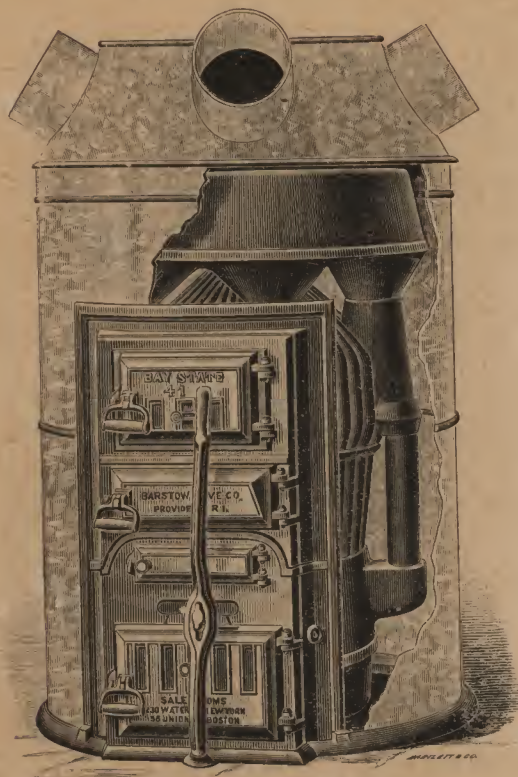
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